GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
FOR
PEPPER LANE TOWNHOMES

BERRYESSA ROAD **SAN JOSE**

STATEMENTS AND TABLES

PROPOSED USE: 379 ATTACHED RESIDENTIAL UNITS & 30,000 S.F. RETAIL

GROSS ACREAGE: 20.52 ACRES
DEDICATION: 0.36 ACRES
NET ACREAGE: 20.16 ACRES

RESIDENTIAL CALCULATIONS

GROSS AREA OF RESIDENTIAL: 17.52 ACRES
PUBLIC STREET DEDICATION: 0.10 ACRES
NET AREA OF RESIDENTIAL: 17.42 ACRES
TOTAL PROPOSED UNITS: 379 UNITS
NET DENSITY: 21.8 DU/ACRE

AREA OF PRIVATE DRIVE: 5.00 ACRES
PRIVATE DRIVE SITE COVERAGE: 29% OF NET ACREAGE

TOTAL BUILDING ENVELOPE AREA: 6.43 ACRES
BUILDING SITE COVERAGE: 37% OF NET ACREAGE

AREA OF OPEN SPACE: 5.89 ACRES
OPEN SPACE SITE COVERAGE: 34% OF NET ACREAGE

COMMON AREA OPEN SPACE REQUIRED: 75,800 S.F.
COMMON AREA OPEN SPACE PROVIDED: 81,506 S.F.

PARKING REQUIRED: 1015 SPACES
PARKING PROVIDED: 1015 SPACES

RETAIL CALCULATIONS

GROSS AREA OF RETAIL: 3.00 ACRES
PUBLIC STREET DEDICATION: 0.26 ACRE
NET AREA OF RETAIL: 2.74 ACRES

AREA OF PARKING LOT: 1.50 ACRES
PARKING LOT SITE COVERAGE: 55% OF NET ACREAGE

TOTAL BUILDING ENVELOPE AREA: 0.64 ACRES
BUILDING SITE COVERAGE: 23% OF NET ACREAGE

AREA OF OPEN SPACE: 0.60 ACRES
OPEN SPACE SITE COVERAGE: 22% OF NET ACREAGE

PARKING REQUIRED: 188 SPACES
PARKING PROVIDED: 188 SPACES

ALLOWABLE RESIDENTIAL DENSITY CALCULATION

I REINHARD PROPERTY

- ALLOWABLE DENSITY 12-25 D.U./NET AC.

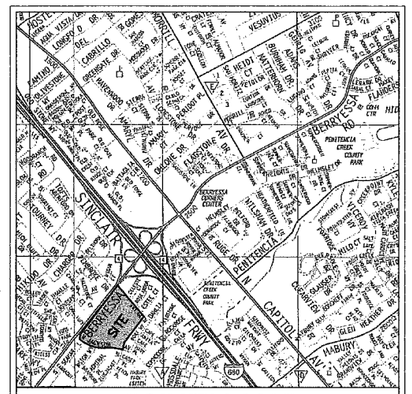
GROSS AREA:	17.49 AC
GROSS RENTAL:	3.00 AC
AREA OF PUBLIC STREETS:	0.10 AC
AREA OF PRIVATE STREET:	1.07 AC
NET ACREAGE	13.32
	x 25
	333.00 DU

II NOLA PROPERTY

- ALLOWABLE DENSITY 8-16 D.U./NET AC.

GROSS AREA:	3.03 AC
AREA OF PUBLIC STREETS:	0.14 AC
NET ACREAGE	2.89
	x 16
	46.24 DU

TOTAL ALLOWABLE UNITS: 379.24



VICINITY MAP

DEVELOPMENT SCHEDULE

START AUGUST 2008

COMPLETE AUGUST 2010

APPLICANT:

Pulte Homes
6210 Stoneridge Mall Road, 5th Floor
Pleasanton, California 94588
Phone 925/249-3200 Fax 925/485-0291

CONSULTANTS:

CIVIL ENGINEER:

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
2580 North First Street • Suite 290 • San Jose, CA 95131
T: (408) 435-1066 • F: (408) 435-1075

PLANNING AND ARCHITECTURE:

KTGY GROUP, INC.
ARCHITECTURE PLANNING
17992 MITCHELL SOUTH
IRVINE, CALIFORNIA 92614
(949) 851-2133 FAX (949) 851-5156

LANDSCAPE ARCHITECTURE:

vanderToolen associates
LANDSCAPE ARCHITECTS
855 Rordeaux Way, Suite 240
Napa CA 94558
tel: 707 224 2299
fax: 707 224 5031
vta@vtanapa.com
2617 K Street, Suite 175
Sacramento, CA 95816
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fax: 916 448 7591

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4.3 CONCEPTUAL STORMWATER CDS DETAILS
5.0 CONCEPTUAL 8 UNIT BUILDING ELEVATIONS
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6.1 CONCEPTUAL LANDSCAPE PLAN
6.2 CONCEPTUAL LANDSCAPE PLAN

NO.	DATE	REVISIONS	BY
1	2-11-08	MISC. REVISIONS	C.H.
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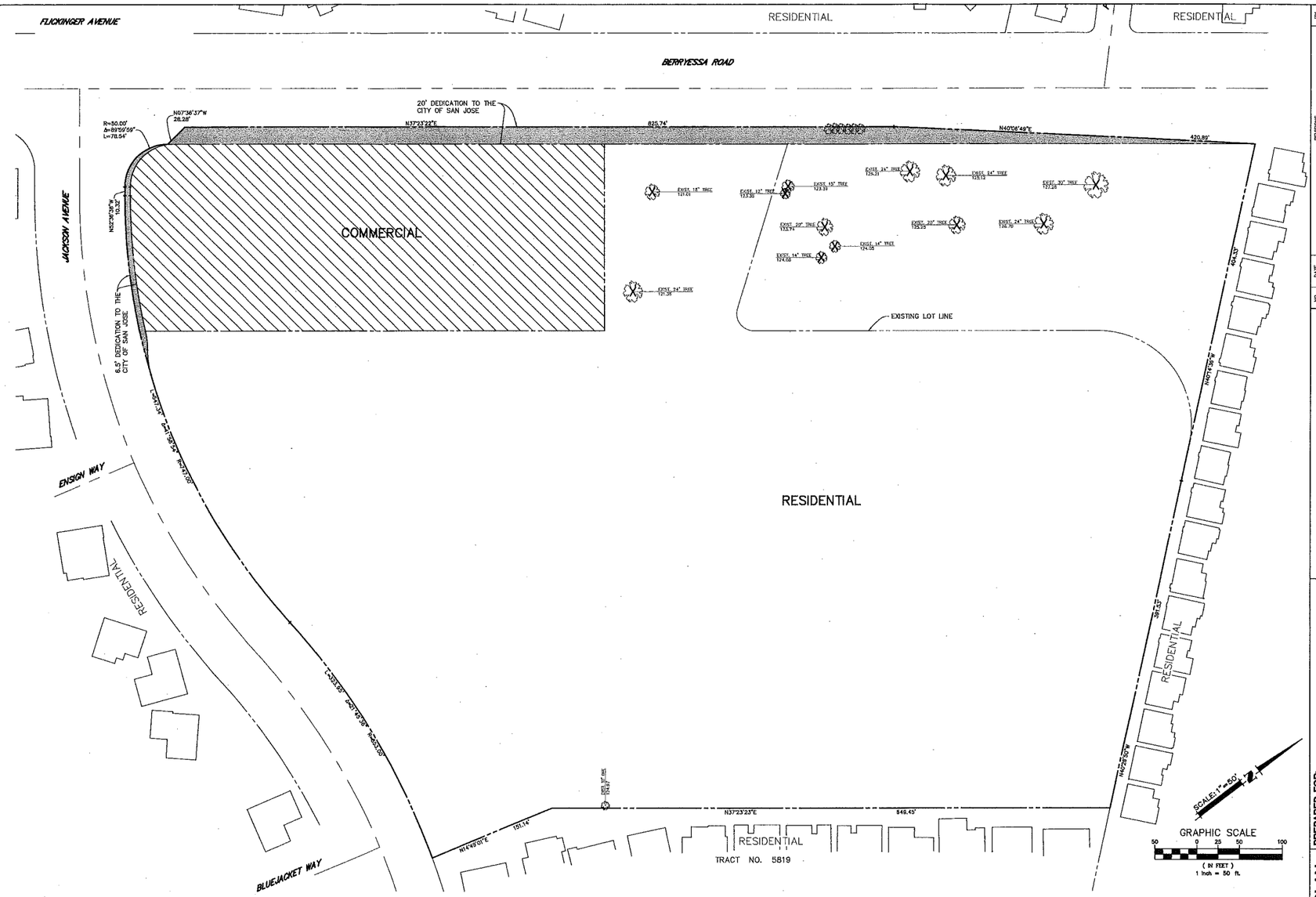
GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
TITLE SHEET

Date	DEC. 18, 07
Scale	–
Drawn	CH
Designed	RB
Job	06-114
Sheet	1
Of	Sheets

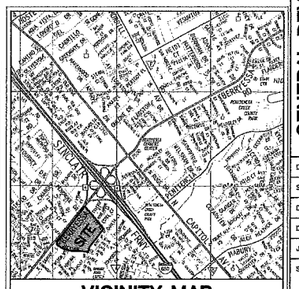
CEA FILE NAME: 06114CN1



LAND USE LEGEND

SYMBOL	USE	AREA (SQ. FT.)	PERCENT OF SITE COVERAGE	DWELLING UNITS	NET DENSITY
	PUBLIC STREET DEDICATION	15,682	2%		
	RESIDENTIAL	758,815	85%	379	21.8*
	RETAIL	119,354	13%		
	TOTAL	893,851	100%		DU/AC

* BASED ON NET AREA OF THE RESIDENTIAL DEVELOPMENT



VICINITY MAP

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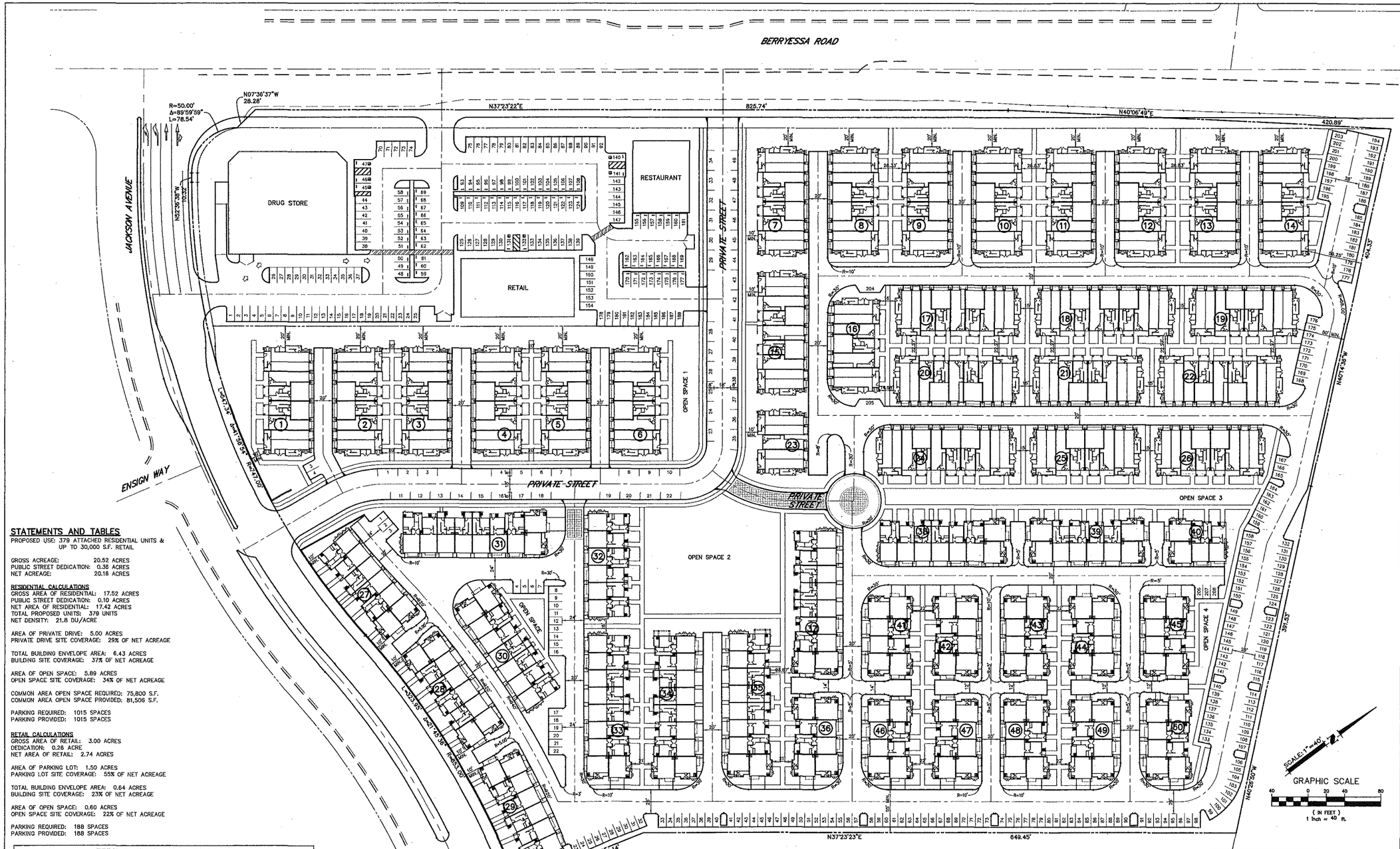
GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
LAND USE PLAN

Date	DEC. 18, 07
Scale	1"=50'
Drawn	CH
Designed	RB
Job	06-114
Sheet	2
Of	Sheets

CEA FILE NAME: 06114DV2



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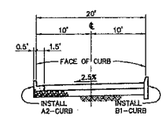
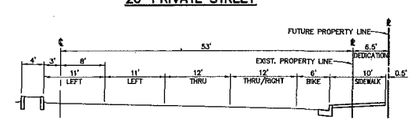
PRIVATE OPEN SPACE TABLE

BUILDINGS #1 – 26			PARKING			
PLAN TYPE	PRIVATE OPEN SPACE (S.F.)		REQUIRED			PROVIDED
			RATIO	TOTAL UNITS	TOTAL	GARAGE
PLAN 1 (TANDEM/2BED)	86	BALCONY	2.7	52	140.40	104
PLAN 2 (TANDEM/3BED)	78	BALCONY	2.8	52	145.60	104
PLAN 3 (TANDEM/3BED)	60	PATIO	2.8	56	156.80	112
PLAN 4 (2CAR/4BED)	70	BALCONY	2.75	52	143.00	104
			TOTAL		585.80	424

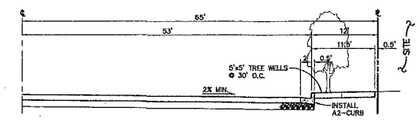
BUILDINGS #27 – 50			PARKING			
PLAN TYPE	PRIVATE OPEN SPACE (S.F.)		REQUIRED			PROVIDED
			RATIO	TOTAL UNITS	TOTAL	GARAGE
PLAN 1 (2CAR/2BED)	65	BALCONY	2.5	72	180.00	104
PLAN 2 (2CAR/2BED)	78	BALCONY	2.5	35	87.50	104
PLAN 3 (2CAR/3BED)	133	PATIO+BALCONY	2.6	25	65.00	112
PLAN 4 (2CAR/4BED)	72	BALCONY	2.75	35	96.25	104
			TOTAL		428.75	334
			PROVIDED			758
			OPEN SPACES			257
			TOTAL		1014.55	1015



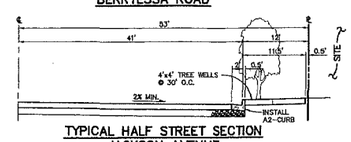
TYPICAL SECTION
20' PRIVATE STREET



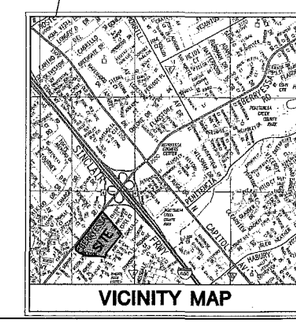
TYPICAL HALF STREET SECTION
JACKSON AVENUE ADJACENT TO RETAIL



TYPICAL HALF STREET SECTION
BERRYESSA ROAD



TYPICAL HALF STREET SECTION
JACKSON AVENUE



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GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
CONCEPTUAL SITE PLAN

Date	DEC. 18, 07
Scale	1"=40'
Drawn	CH
Designed	RB
Job	06-114
Sheet	3
Of	Sheets

CEA FILE NAME: 06114DH3

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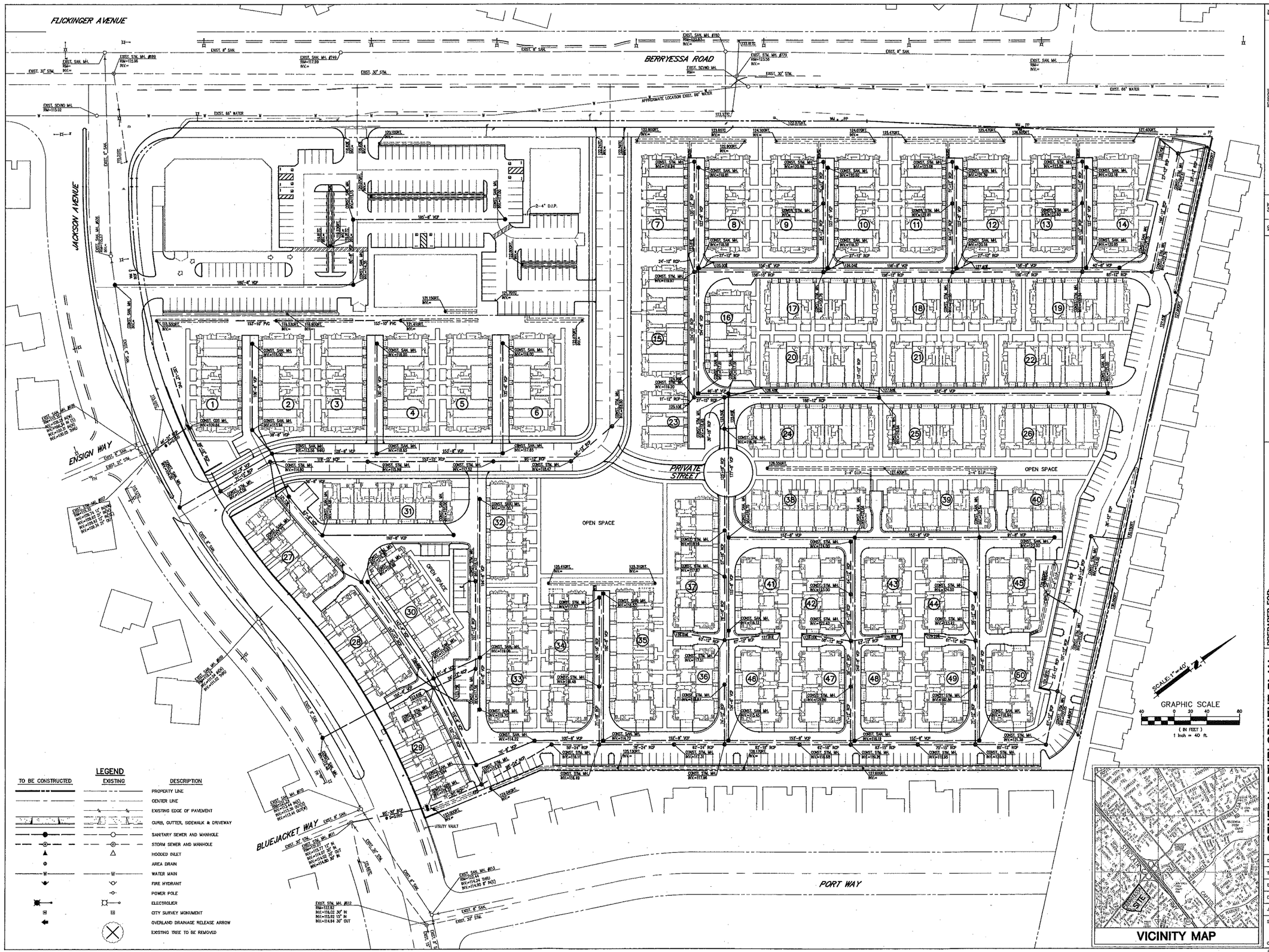
GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
CONCEPTUAL GRADING AND DRAINAGE PLAN

Date	DEC. 18, 07
Scale	1"=40'
Drawn	CH
Designed	RB
Job	06-114
Sheet	4
Of	Sheets

CEA FILE NAME: 061140214



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GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
CONCEPTUAL UTILITY PLAN

Date	DEC. 18, 07
Scale	1"=40'
Drawn	CH
Designed	RB
Job	06-114
Sheet	4.1
Of	Sheets

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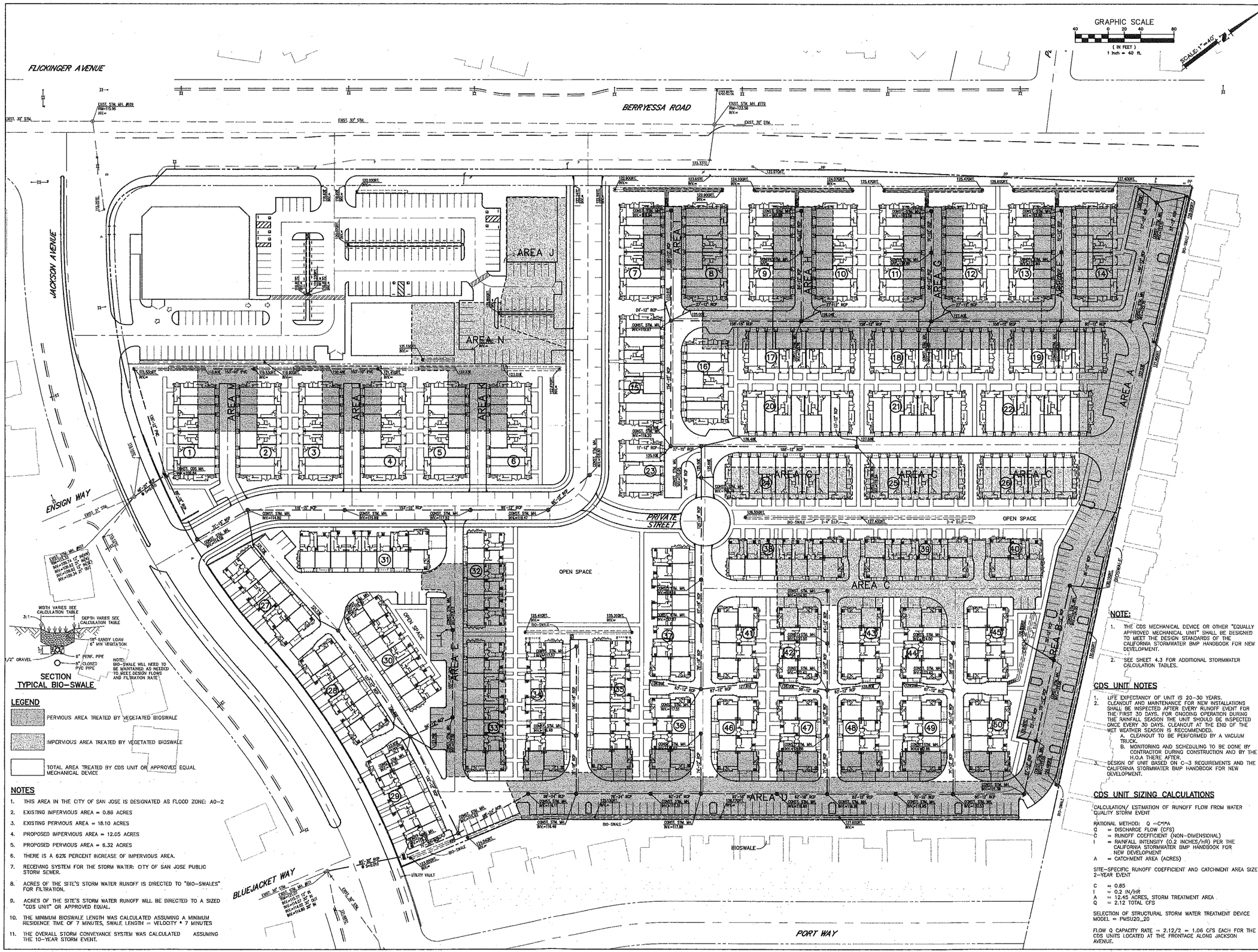

WIDTH VARIES SEE CALCULATION TABLE
DEPTH VARIES SEE CALCULATION TABLE
3:1
18" SANDY LOAM
6" MIN VEGETATION
6" PERF. PIPE
8" CLOSED PVC PIPE
1/2" GRAVEL

NOTE:
BIO-SWALE WILL NEED TO BE MAINTAINED AS NEEDED TO MEET DESIGN FLOWS AND FILTRATION RATE

SECTION
TYPICAL BIO-SWALE

LEGEND

PERVIOUS AREA TREATED BY VEGETATED BIOSWALE

IMPERVIOUS AREA TREATED BY VEGETATED BIOSWALE

TOTAL AREA TREATED BY CDS UNIT OR APPROVED EQUAL MECHANICAL DEVICE

NOTES

1. THIS AREA IN THE CITY OF SAN JOSE IS DESIGNATED AS FLOOD ZONE: AO-2
2. EXISTING IMPERVIOUS AREA = 0.86 ACRES
3. EXISTING PERVIOUS AREA = 18.10 ACRES
4. PROPOSED IMPERVIOUS AREA = 12.05 ACRES
5. PROPOSED PERVIOUS AREA = 6.32 ACRES
6. THERE IS A 62% PERCENT INCREASE OF IMPERVIOUS AREA.
7. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF SAN JOSE PUBLIC STORM SEWER.
8. ACRES OF THE SITE'S STORM WATER RUNOFF IS DIRECTED TO "BIO-SWALES" FOR FILTRATION.
9. ACRES OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO A SIZED "CDS UNIT" OR APPROVED EQUAL.
10. THE MINIMUM BIOSWALE LENGTH WAS CALCULATED ASSUMING A MINIMUM RESIDENCE TIME OF 7 MINUTES, SWALE LENGTH = VELOCITY * 7 MINUTES
11. THE OVERALL STORM CONVEYANCE SYSTEM WAS CALCULATED ASSUMING THE 10-YEAR STORM EVENT.

NOTE:

1. THE CDS MECHANICAL DEVICE OR OTHER "EQUALLY APPROVED MECHANICAL UNIT" SHALL BE DESIGNED TO MEET THE DESIGN STANDARDS OF THE CALIFORNIA STORMWATER BMP HANDBOOK FOR NEW DEVELOPMENT.
2. SEE SHEET 4.3 FOR ADDITIONAL STORMWATER CALCULATION TABLES.

CDS UNIT NOTES

1. LIFE EXPECTANCY OF UNIT IS 20-30 YEARS.
2. CLEANOUT AND MAINTENANCE FOR NEW INSTALLATIONS SHALL BE INSPECTED AFTER EVERY RUNOFF EVENT FOR THE FIRST 30 DAYS. FOR ONGOING OPERATION DURING THE RAINFALL SEASON THE UNIT SHOULD BE INSPECTED ONCE EVERY 30 DAYS. CLEANOUT AT THE END OF THE WET WEATHER SEASON IS RECOMMENDED.
   A. CLEANOUT TO BE PERFORMED BY A VACUUM TRUCK.
   B. MONITORING AND SCHEDULING TO BE DONE BY CONTRACTOR DURING CONSTRUCTION AND BY THE H.O.A THERE AFTER.
3. DESIGN OF UNIT BASED ON C-3 REQUIREMENTS AND THE CALIFORNIA STORMWATER BMP HANDBOOK FOR NEW DEVELOPMENT.

CDS UNIT SIZING CALCULATIONS

CALCULATION/ ESTIMATION OF RUNOFF FLOW FROM WATER QUALITY STORM EVENT

RATIONAL METHOD: Q =C*I*A
Q = DISCHARGE FLOW (CFS)
C = RUNOFF COEFFICIENT (NON-DIMENSIONAL)
I = RAINFALL INTENSITY (0.2 INCHES/HR) PER THE CALIFORNIA STORMWATER BMP HANDBOOK FOR NEW DEVELOPMENT
A = CATCHMENT AREA (ACRES)

SITE-SPECIFIC RUNOFF COEFFICIENT AND CATCHMENT AREA SIZE 2-YEAR EVENT

C = 0.85
I = 0.2 IN/HR
A = 12.45 ACRES, STORM TREATMENT AREA
Q = 2.12 TOTAL CFS

SELECTION OF STRUCTURAL STORM WATER TREATMENT DEVICE MODEL = PMSU20_20

FLOW Q CAPACITY RATE = 2.12/2 = 1.06 CFS EACH FOR THE CDS UNITS LOCATED AT THE FRONTAGE ALONG JACKSON AVENUE.

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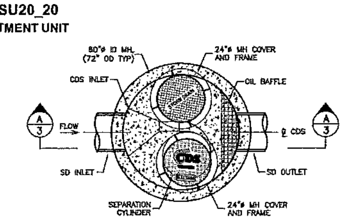
GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
CONCEPTUAL STORMWATER MANAGEMENT PLAN

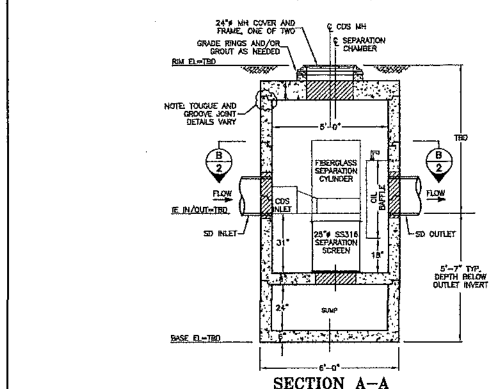
Date	DEC. 18, 07
Scale	1"=40'
Drawn	CH
Designed	RB
Job	06-114
Sheet	4.2
Of	Sheets

CEA FILE NAME: 06114OV.K3

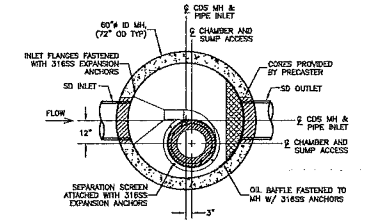
CDS MODEL PMSU20_20
STORMWATER TREATMENT UNIT



PLAN VIEW
(SCALE: 1"=36")

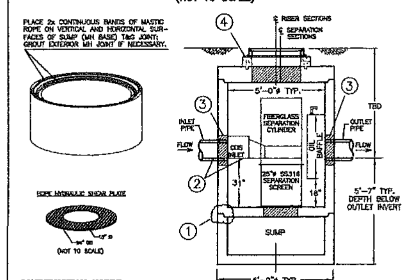


SECTION A–A
ELEVATION VIEW
(SCALE: 1"=36")



SECTION B–B
(SCALE: 1"=36")

INSTALLATION INSTRUCTIONS & MISCELLANEOUS NOTES
(NOT TO SCALE)



CONSTRUCTION NOTES:

1. APPLY BUTYL MASTIC TO SEAL JOINTS OF MANHOLE STRUCTURE (SEE INLET DETAIL DRAWING); APPLY GROUT TO EXTERIOR T&G JOINTS OF MH SECTIONS TO COMPLETELY SEAL IF NECESSARY (UNIT MUST BE WATER TIGHT, HOLDING WATER UP TO FLOWLINE INVERT, MINIMUM).
2. BEFORE PLACING MORE PRECAST COMPONENTS OR BACKFILLING, ENSURE FIBERGLASS INLET AND PIPE INLET INVERTS MATCH ELEVATIONS (CERTAIN JOBS WILL HAVE INLET PIPE HIGHER THAN FIBERGLASS INLET).
3. GROUT PIPE CONNECTIONS TO SEAL JOINT.
4. USE GRADE RINGS AND/OR GROUT TO MATCH FINISHED GRADE; SEAL AS NECESSARY.

GENERAL NOTES:

A. CDS UNIT TYPICALLY DELIVERED WITH THE STAINLESS STEEL SCREEN, FIBERGLASS SEPARATION CYLINDER/INLET AND OIL BAFFLE PRE-INSTALLED; FOR FIELD INSTALLATIONS, THE GREEN PAINTED SCREEN FLANGE SHALL FACE UP FOR RIGHT-HANDED UNITS AND RED FLANGE FACES UP FOR LEFT-HANDED CONFIGURATIONS.
B. HDPE HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING CLEANING.
C. INSTALL CDS UNIT PER CDS INSTALLATION SPECIFICATIONS.
D. CONTRACTOR TO BE EQUIPPED TO LIFT THE HEAVIEST SECTION.

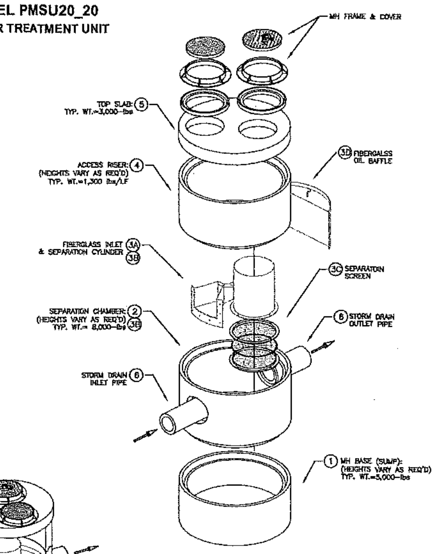
PROJECT NAME:
LOCATION:
STORMWATER TREATMENT UNIT CDS MODEL PMSU20_20

REFERENCE INFORMATION AND NOTES:
1. CDS UNIT PRECAST SECTIONS MANUFACTURED IN ACCORDANCE WITH ASTM C-478.
2. RIGHT-HAND UNIT SHOWN - ALSO AVAILABLE IN MIRROR IMAGE OF THAT SHOWN (LEFT-HANDED CONFIGURATION).
3. JOINT AND OTHER SECTION DETAILS PER LOCAL PRECASTERS SPECIFIC MANUFACTURING CAPACITIES. CONTACT CDS FOR LOCAL PRECASTER SPECIFIC DWGS.

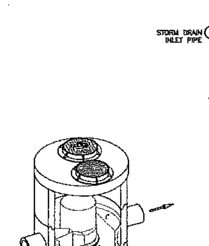
CDS TECHNOLOGIES™ ENGINEERING HEALTHY WATERWAYS

PMSU20_20

CDS MODEL PMSU20_20
STORMWATER TREATMENT UNIT



CDS UNIT ASSEMBLY
(EXPLODED VIEW)
(RIGHT-HANDED UNIT SHOWN)



CDS UNIT ASSEMBLY
(CUTAWAY VIEW)
(LEFT-HANDED UNIT SHOWN)

CDS INSTALLATION SPECIFICATIONS:

The CDS precast components will be delivered to the project site via a flatbed transport. The Contractor shall provide equipment at the site that has adequate lifting capacity to unload the precast components. The installation sequence requires the sump (MH BASE) to be installed first; separation slab properly aligned to match inlet and outlet pipes; installed CDS internals with separation screen and fiberglass inlet/separation cylinder fastened over the sump opening with the CDS inlet aligned with inlet (upstream) pipe; riser (separation chamber) sections; manhole cap with the appropriate traffic cover (to be placed in accordance with the manufacturer's specifications); and, if necessary, grade rings and/or grout to match grade.

General Finishing Requirements:
The precast components are delivered with lifting points cast into the various pieces. Where cavities were created for lifting, said cavities shall be mortar packed and finished to conform to the surface that would have otherwise existed had not the lifting point been cast. Where protruding rebar or fabricated cable loops have been used to provide for lifting, those protruding rebar or fabricated cable loops shall be cut flush with the normal finished surface. All work throughout the installation shall be done to a professional standard normally expected for the class of work being performed.

Excavation, Dewatering and Shoring:
The Contractor shall excavate, dewater and shore in accordance with the applicable project specifications for "Excavation and Back-fill", "Dewatering and Shoring", as provided by the Engineer to ensure a safe working environment.

IMPORTANT: AFTER EXCAVATION, AGGREGATE BASE COMPACTION AND PLACEMENT OF SUMP; PRIOR TO STACKING MANHOLE SECTIONS, CONFIRM DEPTH BELOW OUTLET PIPE INVERT TO INSIDE BOTTOM OF SUMP (5'-7" TYPICAL). (SEE SITE SPECIFIC DRAWINGS FOR ACTUAL DIMENSION)!

1. Sump Installation
Subgrade shall be established as shown on the Drawings. The subgrade material shall be composed to withstand a design loading of 2,000 pounds per square foot (psf). It is recommended that the hole be over-excavated a minimum of 6" and backfilled with aggregate base and compacted to 95% to make subgrade. The backfill material around the base, shall be placed and compacted achieving a minimum compaction of 90% (or as specified by the Engineer) when tested by ASTM Designation A1557. Backfill material may be a "minimal compaction effort" material such as 3/8" pea gravel or clean fill sand. The Contractor may use native material if the material provides an allowable bearing pressure of 2,000 pounds per square foot and if approved by the Engineer. Said native material shall be compacted to a minimum relative density of 90% when tested by ASTM Designation A1557 or as specified by the Engineer. The sump shall be placed on the compacted base, elevation confirmed, plumbed and aligned to ensure that the balance of the unit will be properly aligned and situated as assembly of the rest of the precast pieces proceed.

2. Separation Chamber Installation
Prior to placement of the separation chamber riser section(s), the contractor shall place a layer of 3/4" inch x 1 1/2" inch minimum mastic rope or rubber gasket (delivered with the CDS Unit) on the tongue joint of the sump section. The separation chamber riser shall be set with the proper orientation to the storm drain to ensure correct alignment of the separation screen and fiberglass inlet.

IMPORTANT: PLACEMENT OF THE SEPARATION CHAMBER MUST BE ORIENTED TO ENSURE THAT THE CENTERPOINT OF THE SUMP OPENING HAS AN OFFSET DISTANCE OF TWELVE INCHES TO THE LEFT (FOR LEFT-HAND UNITS) OR RIGHT (FOR RIGHT-HAND UNITS) OF PIPE CENTERLINE LOOKING DOWNSTREAM AND THREE INCHES DOWNSTREAM OF THE RISER CENTERPOINT. REFER TO THE DRAWINGS TO SEE THE PROPER ORIENTATION OF THE SLAB.

3. Internal Component Assembly & Installation (if required)
A. Connect the fiberglass separation cylinder/inlet to the top of the expanded metal separation screen & fasten with the provided 1/2" diameter 316 stainless steel fasteners.

IMPORTANT: FOR PROPER UNIT OPERATION, THE EXPANDED METAL SEPARATION SCREEN SHALL BE PLACED WITH THE GREEN PAINTED FLANGE FACING UP FOR RIGHT-HANDED UNITS; FOR LEFT-HAND CONFIGURED UNITS, REVERSE SCREEN ORIENTATION (RED FLANGE SHALL FACE UP).

B. Set the separation chamber assembly and fiberglass inlet to attain the correct alignment & to center the screen over the sump opening and fasten inlet flange to manhole with a minimum of 6x 3/8" diameter expansion anchors.

C. Fasten screen flange to separation slab with 4x 1/2" diameter expansion anchors.

D. Set oil baffle over the outlet at proper height above the separation slab as shown on CDS unit drawings; fasten baffle to MH riser with provided expansion anchors at approximately 12" on center.

4. Access Riser Installation
Prior to placement of additional riser sections, the Contractor shall place a layer of mastic rope or rubber gasket on the tongue joint of the separation chamber and subsequent riser sections in the manner described previously. At this point, the Contractor may elect to backfill in accordance with the following specification, or the Contractor may elect to continue with the installation of the top cap, as the Contractor deems appropriate. The backfill material around the separation chamber and the barrel sections shall be placed and compacted achieving a minimum compaction of 90% when tested by ASTM Designation A1557. Backfill material may be a "minimal compaction effort" material such as 3/8" pea gravel or clean fill sand. The Contractor may use native material if approved by the Engineer if said material provides an allowable bearing pressure of 2,000 pounds per square foot. Said native material shall be compacted to a minimum relative density of 90% when tested by ASTM Designation A1557.

5. Manhole Top Slab Installation
Upon installation of the barrel sections, the concrete manhole cap is installed. Mastic rope or rubber gasket is placed on the tongue and groove joint as described previously. The top cap is oriented in a fashion similar to the separation slab with the clear opening as centered as possible over the separation cylinder/screen assembly and sump opening unless indicated otherwise on the unit drawings. Use grout and manhole rings as necessary to match final grade and install the provided manhole frame and cover as shown on the drawings.

6. Storm Drain Connection
Seal storm drain inlet and outlet pipes to CDS unit using flexible gaskets or grout-fill manhole openings in accordance with project specifications.

7. Backfill
Upon completion of the CDS unit installation, the excavation shall be backfilled with an aggregate base material, pea gravel, or controlled density cement backfill. The aggregate base material shall be compacted to a minimum of 90% compaction or as specified by the Engineer when tested by ASTM Designation A1557, unless the CDS unit is to receive traffic loadings whereby the following conditions shall apply: For CDS units installed in a travel way, the upper two feet of backfill shall be aggregate base compacted to 95% (minimum).

8. Site Cleanup
Contractor shall remove all material and debris from the inlet, separation chamber and sump upon completion of installation.

PROJECT NAME:
LOCATION:
STORMWATER TREATMENT UNIT CDS MODEL PMSU20_20

REFERENCE INFORMATION AND NOTES:
1. CDS UNIT PRECAST SECTIONS MANUFACTURED IN ACCORDANCE WITH ASTM C-478.
2. RIGHT-HAND UNIT SHOWN - ALSO AVAILABLE IN MIRROR IMAGE OF THAT SHOWN (LEFT-HANDED CONFIGURATION).
3. JOINT AND OTHER SECTION DETAILS PER LOCAL PRECASTERS SPECIFIC MANUFACTURING CAPACITIES. CONTACT CDS FOR LOCAL PRECASTER SPECIFIC DWGS.

CDS TECHNOLOGIES™ ENGINEERING HEALTHY WATERWAYS

PMSU20_20

WATERSHED "A" BIOSWALE ANALYSIS:

TOTAL IMPERVIOUS AREA IN WATERSHED "A" CONTRIBUTING TO FLOW IN THE BIOSWALES IS 29,000 SF± (0.67± ACRES).

FOR THE "UNIFORM INTENSITY APPROACH" THE DESIGN RAINFALL INTENSITY "I" IS 0.2 INCHES PER HOUR.

THE COMPOSITE RUNOFF COEFFICIENT "C" FOR THE SWALE DRAINAGE AREA IS 0.67 (AVERAGE SITE COEFFICIENT).

THE "BMP DESIGN FLOW "Q" IS CALCULATED BY APPLYING THE RATIONAL FORMULA: Q=CIA

Q = (0.67) (0.2) (0.67± ACRES) = 0.090 c.f.s

USING THE SWALE SIZING CALCULATION ANALYSIS POINT FOR THE DESIGN FLOW IN BIOSWALE "A":

1. THE MAXIMUM DEPTH OF THE TREATMENT FLOW IN THE SWALES WILL BE 2.25 INCHES.
2. THE MAX. VELOCITY OF THE TREATMENT FLOW IN THE SWALE IS 0.240 FEET PER SECOND.
3. THE HYDRAULIC RESIDENCE TIME OF THE DESIGN FLOW IN THE SWALE WILL BE 7 MINUTES.

WATERSHED "B" BIOSWALE ANALYSIS:

TOTAL IMPERVIOUS AREA IN WATERSHED "B" CONTRIBUTING TO FLOW IN THE BIOSWALES IS 22,940 SF± (0.53± ACRES).

FOR THE "UNIFORM INTENSITY APPROACH" THE DESIGN RAINFALL INTENSITY "I" IS 0.2 INCHES PER HOUR.

THE COMPOSITE RUNOFF COEFFICIENT "C" FOR THE SWALE DRAINAGE AREA IS 0.67 (AVERAGE SITE COEFFICIENT).

THE "BMP DESIGN FLOW "Q" IS CALCULATED BY APPLYING THE RATIONAL FORMULA: Q=CIA

Q = (0.67) (0.2) (0.53± ACRES) = 0.071 c.f.s

USING THE SWALE SIZING CALCULATION ANALYSIS POINT FOR THE DESIGN FLOW IN BIOSWALE "B":

1. THE MAXIMUM DEPTH OF THE TREATMENT FLOW IN THE SWALES WILL BE 1.76 INCHES.
2. THE MAX. VELOCITY OF THE TREATMENT FLOW IN THE SWALE IS 0.240 FEET PER SECOND.
3. THE HYDRAULIC RESIDENCE TIME OF THE DESIGN FLOW IN THE SWALE WILL BE 7 MINUTES.

WATERSHED "C" BIOSWALE ANALYSIS:

TOTAL IMPERVIOUS AREA IN WATERSHED "C" CONTRIBUTING TO FLOW IN THE BIOSWALES IS 52,000 SF± (1.19± ACRES).

FOR THE "UNIFORM INTENSITY APPROACH" THE DESIGN RAINFALL INTENSITY "I" IS 0.2 INCHES PER HOUR.

THE COMPOSITE RUNOFF COEFFICIENT "C" FOR THE SWALE DRAINAGE AREA IS 0.67 (AVERAGE SITE COEFFICIENT).

THE "BMP DESIGN FLOW "Q" IS CALCULATED BY APPLYING THE RATIONAL FORMULA: Q=CIA

Q = (0.67) (0.2) (1.19± ACRES) = 0.160 c.f.s

USING THE SWALE SIZING CALCULATION ANALYSIS POINT FOR THE DESIGN FLOW IN BIOSWALE "C":

1. THE MAXIMUM DEPTH OF THE TREATMENT FLOW IN THE SWALES WILL BE 4 INCHES.
2. THE MAX. VELOCITY OF THE TREATMENT FLOW IN THE SWALE IS 0.240 FEET PER SECOND.
3. THE HYDRAULIC RESIDENCE TIME OF THE DESIGN FLOW IN THE SWALE WILL BE 7 MINUTES.

WATERSHED "D" BIOSWALE ANALYSIS:

TOTAL IMPERVIOUS AREA IN WATERSHED "D" CONTRIBUTING TO FLOW IN THE BIOSWALES IS 42,360 SF± (0.97± ACRES).

FOR THE "UNIFORM INTENSITY APPROACH" THE DESIGN RAINFALL INTENSITY "I" IS 0.2 INCHES PER HOUR.

THE COMPOSITE RUNOFF COEFFICIENT "C" FOR THE SWALE DRAINAGE AREA IS 0.67 (AVERAGE SITE COEFFICIENT).

THE "BMP DESIGN FLOW "Q" IS CALCULATED BY APPLYING THE RATIONAL FORMULA: Q=CIA

Q = (0.67) (0.2) (0.97± ACRES) = 0.130 c.f.s

USING THE SWALE SIZING CALCULATION ANALYSIS POINT FOR THE DESIGN FLOW IN BIOSWALE "D":

1. THE MAXIMUM DEPTH OF THE TREATMENT FLOW IN THE SWALES WILL BE 3.25 INCHES.
2. THE MAX. VELOCITY OF THE TREATMENT FLOW IN THE SWALE IS 0.240 FEET PER SECOND.
3. THE HYDRAULIC RESIDENCE TIME OF THE DESIGN FLOW IN THE SWALE WILL BE 7 MINUTES.

WATERSHED "E" BIOSWALE ANALYSIS:

TOTAL IMPERVIOUS AREA IN WATERSHED "E" CONTRIBUTING TO FLOW IN THE BIOSWALES IS 13,000 SF± (0.30± ACRES).

FOR THE "UNIFORM INTENSITY APPROACH" THE DESIGN RAINFALL INTENSITY "I" IS 0.2 INCHES PER HOUR.

THE COMPOSITE RUNOFF COEFFICIENT "C" FOR THE SWALE DRAINAGE AREA IS 0.67 (AVERAGE SITE COEFFICIENT).

THE "BMP DESIGN FLOW "Q" IS CALCULATED BY APPLYING THE RATIONAL FORMULA: Q=CIA

Q = (0.67) (0.2) (0.30± ACRES) = 0.040 c.f.s

USING THE SWALE SIZING CALCULATION ANALYSIS POINT FOR THE DESIGN FLOW IN BIOSWALE "E":

1. THE MAXIMUM DEPTH OF THE TREATMENT FLOW IN THE SWALES WILL BE 1.00 INCHES.
2. THE MAX. VELOCITY OF THE TREATMENT FLOW IN THE SWALE IS 0.240 FEET PER SECOND.
3. THE HYDRAULIC RESIDENCE TIME OF THE DESIGN FLOW IN THE SWALE WILL BE 7 MINUTES.

WATERSHED "F" BIOSWALE ANALYSIS:

TOTAL IMPERVIOUS AREA IN WATERSHED "F" CONTRIBUTING TO FLOW IN BIOSWALE "F" IS 10,400 SF± (0.24± ACRES).

FOR THE "UNIFORM INTENSITY APPROACH" THE DESIGN RAINFALL INTENSITY "I" IS 0.2 INCHES PER HOUR.

THE COMPOSITE RUNOFF COEFFICIENT "C" FOR THE SWALE DRAINAGE AREA IS 0.67 (AVERAGE SITE COEFFICIENT).

THE "BMP DESIGN FLOW "Q" IS CALCULATED BY APPLYING THE RATIONAL FORMULA: Q=CIA

Q = (0.67) (0.2) (0.24± ACRES) = 0.032 c.f.s

USING THE SWALE SIZING CALCULATION ANALYSIS POINT FOR THE DESIGN FLOW IN BIOSWALE "F":

1. THE MAXIMUM DEPTH OF THE TREATMENT FLOW IN THE SWALES WILL BE 0.80 INCHES.
2. THE MAX. VELOCITY OF THE TREATMENT FLOW IN THE SWALE IS 0.240 FEET PER SECOND.
3. THE HYDRAULIC RESIDENCE TIME OF THE DESIGN FLOW IN THE SWALE WILL BE 7 MINUTES.

WATERSHED "G" BIOSWALE ANALYSIS:

TOTAL IMPERVIOUS AREA IN WATERSHED "A" CONTRIBUTING TO FLOW IN BIOSWALE "G" IS 18750 SF± (0.43± ACRES).

FOR THE "UNIFORM INTENSITY APPROACH" THE DESIGN RAINFALL INTENSITY "I" IS 0.2 INCHES PER HOUR.

THE COMPOSITE RUNOFF COEFFICIENT "C" FOR THE SWALE DRAINAGE AREA IS 0.67 (AVERAGE SITE COEFFICIENT).

THE "BMP DESIGN FLOW "Q" IS CALCULATED BY APPLYING THE RATIONAL FORMULA: Q=CIA

Q = (0.67) (0.2) (0.43± ACRES) = 0.058 c.f.s

USING THE SWALE SIZING CALCULATION ANALYSIS POINT FOR THE DESIGN FLOW IN BIOSWALE "G":

1. THE MAXIMUM DEPTH OF THE TREATMENT FLOW IN THE SWALES WILL BE 1.44 INCHES.
2. THE MAX. VELOCITY OF THE TREATMENT FLOW IN THE SWALE IS 0.240 FEET PER SECOND.
3. THE HYDRAULIC RESIDENCE TIME OF THE DESIGN FLOW IN THE SWALE WILL BE 7 MINUTES.

WATERSHED "H" BIOSWALE ANALYSIS:

TOTAL IMPERVIOUS AREA IN WATERSHED "H" CONTRIBUTING TO FLOW IN BIOSWALE "A" IS 18,750 SF± (0.43± ACRES).

FOR THE "UNIFORM INTENSITY APPROACH" THE DESIGN RAINFALL INTENSITY "I" IS 0.2 INCHES PER HOUR.

THE COMPOSITE RUNOFF COEFFICIENT "C" FOR THE SWALE DRAINAGE AREA IS 0.67 (AVERAGE SITE COEFFICIENT).

THE "BMP DESIGN FLOW "Q" IS CALCULATED BY APPLYING THE RATIONAL FORMULA: Q=CIA

Q = (0.67) (0.2) (0.43± ACRES) = 0.058 c.f.s

USING THE SWALE SIZING CALCULATION ANALYSIS POINT FOR THE DESIGN FLOW IN BIOSWALE "H":

1. THE MAXIMUM DEPTH OF THE TREATMENT FLOW IN THE SWALES WILL BE 1.44 INCHES.
2. THE MAX. VELOCITY OF THE TREATMENT FLOW IN THE SWALE IS 0.240 FEET PER SECOND.
3. THE HYDRAULIC RESIDENCE TIME OF THE DESIGN FLOW IN THE SWALE WILL BE 7 MINUTES.

WATERSHED "I" BIOSWALE ANALYSIS:

TOTAL IMPERVIOUS AREA IN WATERSHED "I" CONTRIBUTING TO FLOW IN THE BIOSWALES IS 15,975 SF± (0.37± ACRES).

FOR THE "UNIFORM INTENSITY APPROACH" THE DESIGN RAINFALL INTENSITY "I" IS 0.2 INCHES PER HOUR.

THE COMPOSITE RUNOFF COEFFICIENT "C" FOR THE SWALE DRAINAGE AREA IS 0.67 (AVERAGE SITE COEFFICIENT).

THE "BMP DESIGN FLOW "Q" IS CALCULATED BY APPLYING THE RATIONAL FORMULA: Q=CIA

Q = (0.67) (0.2) (0.37± ACRES) = 0.049 c.f.s

USING THE SWALE SIZING CALCULATION ANALYSIS POINT FOR THE DESIGN FLOW IN BIOSWALE "I":

1. THE MAXIMUM DEPTH OF THE TREATMENT FLOW IN THE SWALES WILL BE 1.23 INCHES.
2. THE MAX. VELOCITY OF THE TREATMENT FLOW IN THE SWALE IS 0.240 FEET PER SECOND.
3. THE HYDRAULIC RESIDENCE TIME OF THE DESIGN FLOW IN THE SWALE WILL BE 7 MINUTES.

WATERSHED "J" BIOSWALE ANALYSIS:

TOTAL IMPERVIOUS AREA IN WATERSHED "J" CONTRIBUTING TO FLOW IN BIOSWALE "F" IS 6,400 SF± (0.15± ACRES).

FOR THE "UNIFORM INTENSITY APPROACH" THE DESIGN RAINFALL INTENSITY "I" IS 0.2 INCHES PER HOUR.

THE COMPOSITE RUNOFF COEFFICIENT "C" FOR THE SWALE DRAINAGE AREA IS 0.67 (AVERAGE SITE COEFFICIENT).

THE "BMP DESIGN FLOW "Q" IS CALCULATED BY APPLYING THE RATIONAL FORMULA: Q=CIA

Q = (0.67) (0.2) (0.15± ACRES) = 0.020 c.f.s

USING THE SWALE SIZING CALCULATION ANALYSIS POINT FOR THE DESIGN FLOW IN BIOSWALE "J":

1. THE MAXIMUM DEPTH OF THE TREATMENT FLOW IN THE SWALES WILL BE 0.49 INCHES.
2. THE MAX. VELOCITY OF THE TREATMENT FLOW IN THE SWALE IS 0.240 FEET PER SECOND.
3. THE HYDRAULIC RESIDENCE TIME OF THE DESIGN FLOW IN THE SWALE WILL BE 7 MINUTES.

WATERSHED "K" BIOSWALE ANALYSIS:

TOTAL IMPERVIOUS AREA IN WATERSHED "K" CONTRIBUTING TO FLOW IN BIOSWALE "F" IS 6,400 SF± (0.15± ACRES).

FOR THE "UNIFORM INTENSITY APPROACH" THE DESIGN RAINFALL INTENSITY "I" IS 0.2 INCHES PER HOUR.

THE COMPOSITE RUNOFF COEFFICIENT "C" FOR THE SWALE DRAINAGE AREA IS 0.67 (AVERAGE SITE COEFFICIENT).

THE "BMP DESIGN FLOW "Q" IS CALCULATED BY APPLYING THE RATIONAL FORMULA: Q=CIA

Q = (0.67) (0.2) (0.15± ACRES) = 0.020 c.f.s

USING THE SWALE SIZING CALCULATION ANALYSIS POINT FOR THE DESIGN FLOW IN BIOSWALE "K":

1. THE MAXIMUM DEPTH OF THE TREATMENT FLOW IN THE SWALES WILL BE 0.49 INCHES.
2. THE MAX. VELOCITY OF THE TREATMENT FLOW IN THE SWALE IS 0.240 FEET PER SECOND.
3. THE HYDRAULIC RESIDENCE TIME OF THE DESIGN FLOW IN THE SWALE WILL BE 7 MINUTES.

WATERSHED "L" BIOSWALE ANALYSIS:

TOTAL IMPERVIOUS AREA IN WATERSHED "L" CONTRIBUTING TO FLOW IN BIOSWALE "L" IS 6,400 SF± (0.15± ACRES).

FOR THE "UNIFORM INTENSITY APPROACH" THE DESIGN RAINFALL INTENSITY "I" IS 0.2 INCHES PER HOUR.

THE COMPOSITE RUNOFF COEFFICIENT "C" FOR THE SWALE DRAINAGE AREA IS 0.67 (AVERAGE SITE COEFFICIENT).

THE "BMP DESIGN FLOW "Q" IS CALCULATED BY APPLYING THE RATIONAL FORMULA: Q=CIA

Q = (0.67) (0.2) (0.15± ACRES) = 0.020 c.f.s

USING THE SWALE SIZING CALCULATION ANALYSIS POINT FOR THE DESIGN FLOW IN BIOSWALE "L":

1. THE MAXIMUM DEPTH OF THE TREATMENT FLOW IN THE SWALES WILL BE 0.49 INCHES.
2. THE MAX. VELOCITY OF THE TREATMENT FLOW IN THE SWALE IS 0.240 FEET PER SECOND.
3. THE HYDRAULIC RESIDENCE TIME OF THE DESIGN FLOW IN THE SWALE WILL BE 7 MINUTES.

WATERSHED "M" BIOSWALE ANALYSIS:

TOTAL IMPERVIOUS AREA IN WATERSHED "M" CONTRIBUTING TO FLOW IN BIOSWALE "A" IS 11,900 SF± (0.27± ACRES).

FOR THE "UNIFORM INTENSITY APPROACH" THE DESIGN RAINFALL INTENSITY "I" IS 0.2 INCHES PER HOUR.

THE COMPOSITE RUNOFF COEFFICIENT "C" FOR THE SWALE DRAINAGE AREA IS 0.67 (AVERAGE SITE COEFFICIENT).

THE "BMP DESIGN FLOW "Q" IS CALCULATED BY APPLYING THE RATIONAL FORMULA: Q=CIA

Q = (0.67) (0.2) (0.27± ACRES) = 0.037 c.f.s

USING THE SWALE SIZING CALCULATION ANALYSIS POINT FOR THE DESIGN FLOW IN BIOSWALE "M":

1. THE MAXIMUM DEPTH OF THE TREATMENT FLOW IN THE SWALES WILL BE 0.92 INCHES.
2. THE MAX. VELOCITY OF THE TREATMENT FLOW IN THE SWALE IS 0.240 FEET PER SECOND.
3. THE HYDRAULIC RESIDENCE TIME OF THE DESIGN FLOW IN THE SWALE WILL BE 7 MINUTES.

WATERSHED "N" BIOSWALE ANALYSIS:

TOTAL IMPERVIOUS AREA IN WATERSHED "L" CONTRIBUTING TO FLOW IN BIOSWALE "N" IS 9,300 SF± (0.21± ACRES).

FOR THE "UNIFORM INTENSITY APPROACH" THE DESIGN RAINFALL INTENSITY "I" IS 0.2 INCHES PER HOUR.

THE COMPOSITE RUNOFF COEFFICIENT "C" FOR THE SWALE DRAINAGE AREA IS 0.67 (AVERAGE SITE COEFFICIENT).

THE "BMP DESIGN FLOW "Q" IS CALCULATED BY APPLYING THE RATIONAL FORMULA: Q=CIA

Q = (0.67) (0.2) (0.21± ACRES) = 0.029 c.f.s

USING THE SWALE SIZING CALCULATION ANALYSIS POINT FOR THE DESIGN FLOW IN BIOSWALE "N":

1. THE MAXIMUM DEPTH OF THE TREATMENT FLOW IN THE SWALES WILL BE 0.72 INCHES.
2. THE MAX. VELOCITY OF THE TREATMENT FLOW IN THE SWALE IS 0.240 FEET PER SECOND.
3. THE HYDRAULIC RESIDENCE TIME OF THE DESIGN FLOW IN THE SWALE WILL BE 7 MINUTES.

SIZING NOTES:

1. PROPOSED CONTROL MEASURES ARE – BIOSWALES AND TWO CDS STORMDRAIN FILTRATION UNITS.
2. SIZING OF THE BIOSWALES AND THE CDS UNIT WAS DETERMINED UTILIZING THE "FLOW HYDRAULIC DESIGN BASIS" (FLOW-BASED BMP DESIGN CRITERIA. IN PARTICULAR, THE BIOSWALES AND THE CDS UNIT WERE SIZED TO TREAT THE FLOW OF RUNOFF RESULTING FROM A RAIN EVENT EQUAL TO AT LEAST 0.2 INCHES PER HOUR INTENSITY (UNIFORM INTENSITY APPROACH).

SITE MAINTENANCE:

POST-CONSTRUCTION CONTINUING SITE MAINTENANCE. IS REQUIRED TO REDUCE THE AMOUNT OF POLLUTANTS THAT REACH THE SWALES.

1. VACUUM/SWEEPING OF PARKING LOTS AT LEAST EVERY MONTH.
2. OIL AND OTHER SPILLS SHALL BE REMOVED WITH DRY ABSORBENT MATERIAL.
3. MOW OR CUT GRASS SWALES TO 4-INCH HEIGHT AT LEAST 3 TIMES PER YEAR: PRIOR TO FEBRUARY 15, JUNE 15 AND OCTOBER 15. COLLECT AND PROPERLY DISPOSE OF CUTTINGS.
4. VACUUM SWALES TO REMOVE SEDIMENT, AS NEEDED. (MINIMUM ONCE EVERY YEAR IN JUNE).
5. MAINTAIN A DENSE, HEALTHY GRASS COVER IN SWALES.
6. MINIMAL APPLICATION OF FERILIZERS.
7. INSPECT SWALES FOR STANDING WATER AND CORRECT DRAINAGE.

NUMERIC SIZING SUMMARY FOR BIOSWALE

DRAINAGE AREA	TOTAL SITE (ACRE)	AVERAGE ADJUSTED C-VALUE	BMP DESIGN FLOW, Q (CFS)	PROPOSED SWALE BOTTOM WIDTH (FT)	PROPOSED SWALE WIDTH WITH 2:1 SLOPES (FT.)	MAXIMUM VELOCITY, V (FPS)	MIN. REQUIRED SWALE LENGTH (FT)	PROPOSED SWALE LENGTH FOR PD ZONING (FT)	MEETS MINIMUM BOTTOM WIDTH AND AND LENGTH REQUIREMENTS	MAINTENANCE SUMMARY
A	0.67	0.67	0.089	2.00	4.00	0.179	75	100	YES	MAINTAIN GRASS SWALES TO MAX 4-INCH HEIGHT. SEE SHEET 4.2 FOR MAINTENANCE SCHEDULE.
B	0.53	0.67	0.071	2.00	4.00	0.179	75	100	YES	
C	1.19	0.67	0.160	2.00	4.00	0.179	75	100	YES	
D	0.97	0.67	0.130	2.00	4.00	0.179	75	75	YES	
E	0.30	0.67	0.040	2.00	4.00	0.179	75	75	YES	
F	0.24	0.67	0.032	2.00	4.00	0.179	75	75	YES	
G	0.43	0.67	0.058	2.00	4.00	0.179	75	75	YES	
H	0.43	0.67	0.058	2.00	4.00	0.179	75	75	YES	
I	0.37	0.67	0.050	2.00	4.00	0.179	75	75	YES	
J	0.15	0.67	0.020	2.00	4.00	0.179	75	75	YES	
K	0.15	0.67	0.020	2.00	4.00	0.179	75	75	YES	
L	0.15	0.67	0.020	2.00	4.00	0.179	75	75	YES	
M	0.27	0.67	0.036	2.00	4.00	0.179	75	75	YES	
N	0.27	0.67	0.036	2.00	4.00	0.179	75	75	YES	

NO.	DATE	REVISIONS	BY

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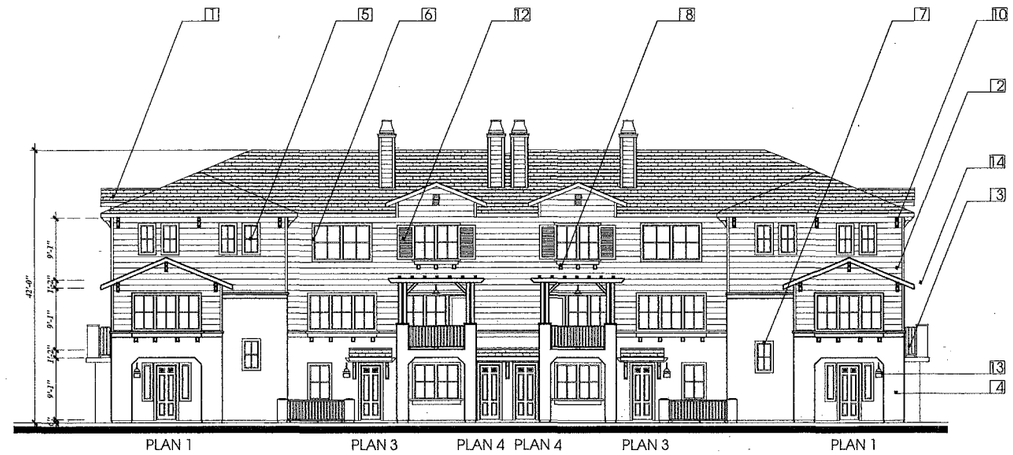
GENERAL DEVELOPMENT PLAN EXHIBIT "C" CONCEPTUAL STORMWATER MANAGEMENT DETAILS AND NOTES

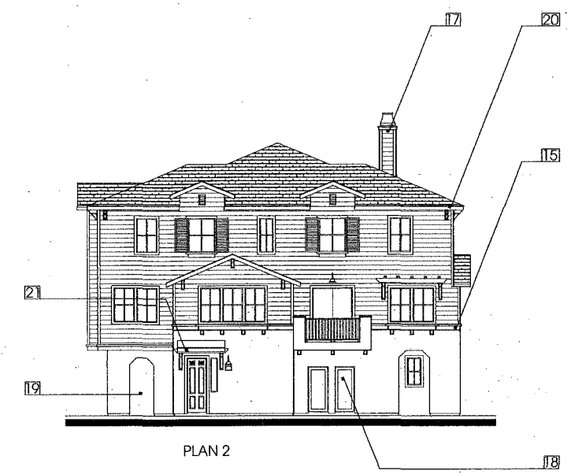
Date DEC. 18, 07
Scale –
Drawn CH
Designed RB
Job 06–114
Sheet 4.3
Of Sheets

CEA FILE NAME: 06114GN43



FRONT ELEVATION

REAR ELEVATION



TYP. SIDE ELEVATION

MATERIALS

1. COMPOSITE ROOF SHINGLE
2. HORIZONTAL FIBER CEMENT SIDING
3. METAL RAIL
4. PLASTER
5. VINYL GLAZING
6. 4" FIBER CEMENT TRIM @ SIDING
7. 4" PLASTER TRIM @ PLASTER FINISH
8. OUTLOOKERS BELOW PROPOSED PLANTERS
9. PLANTERS @ DESIGNATED WINDOWS
10. KICKER
11. BOARD & BATTEN @ GABLE END
12. SHUTTERS
13. LIGHT FIXTURE @ ENTRY ILLUMINATING ADDRESS LABEL
14. WOOD TRELLIS W/ WOOD POSTS @ DECK
15. FIBER CEMENT BAND
16. METAL GARAGE DOOR W/ OPTIONAL WINDOWS @ PROPOSED LOCATIONS
17. PROPOSED CHIMNEY
18. UTILITY DOORS
19. PROPOSED METAL RAIL W/ DOOR @ DESIGNATED (AC) ALCOVES
20. FASCIA
21. COVERED ENTRY

PEPPER LANE TOWNHOMES

applicant:

Pulte Homes

consultants:

architect:
ktgyGROUP

civil engineering:
CEA Associates

landscape:
vanderToolen

vanderToolen associates

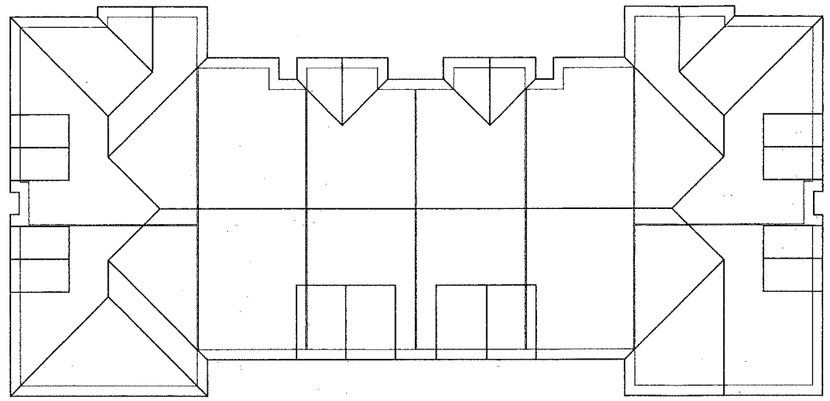
san jose CA

general development plan - exhibit "C"

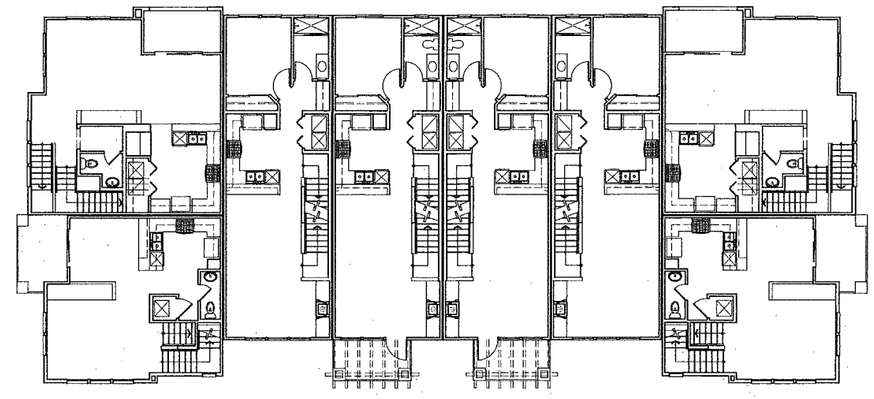
8 UNIT BUILDING ELEVATIONS

0 8 4 16

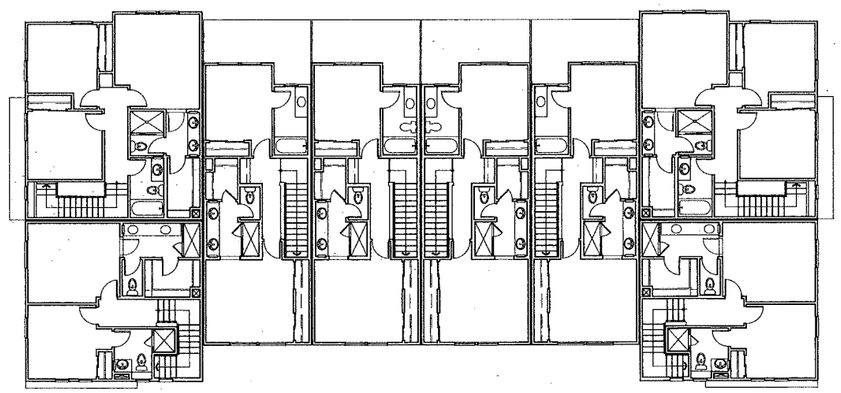
#	REVISIONS	DATE	BY
1	1ST PD Zoning submittal	08/25/06	CEA
2	2ND PD Zoning submittal	02/23/07	CEA
3	3RD PD Zoning submittal	05/10/07	CEA
4	4RD PD Zoning submittal	09/21/07	CEA
5	5TH PD Zoning submittal	11/09/07	CEA



ROOF PLAN - 5:12 PITCH

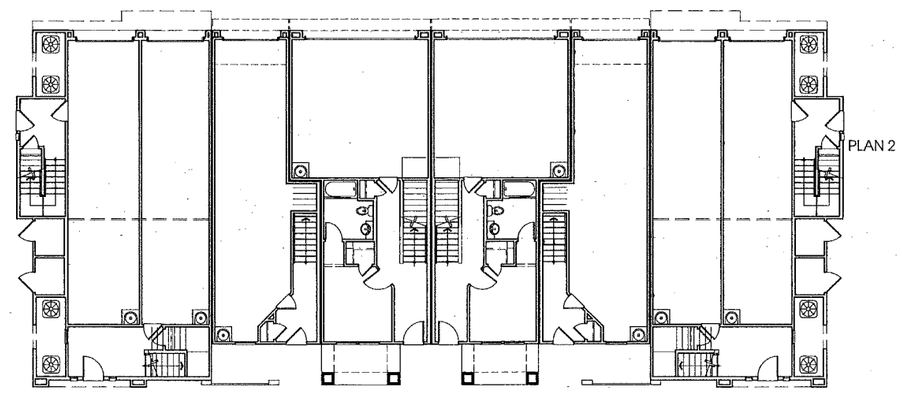


SECOND FLOOR PLAN



PLAN 1 PLAN 3 PLAN 4 PLAN 4 PLAN 3 PLAN 1

THIRD FLOOR PLAN



PLAN 1 PLAN 3 PLAN 4 PLAN 4 PLAN 3 PLAN 1

FIRST FLOOR PLAN

P E P P E R L A N E T O W N H O M E S

applicant:

Pulte Homes

consultants:

architect:
ktgyGROUP

civil engineering:
CEA Associates

landscape:
vanderToolen

vanderToolen associates

san jose CA

general development plan - exhibit "C"

8 UNIT BUILDING

0 8 4 16

#	REVISIONS	DATE	BY
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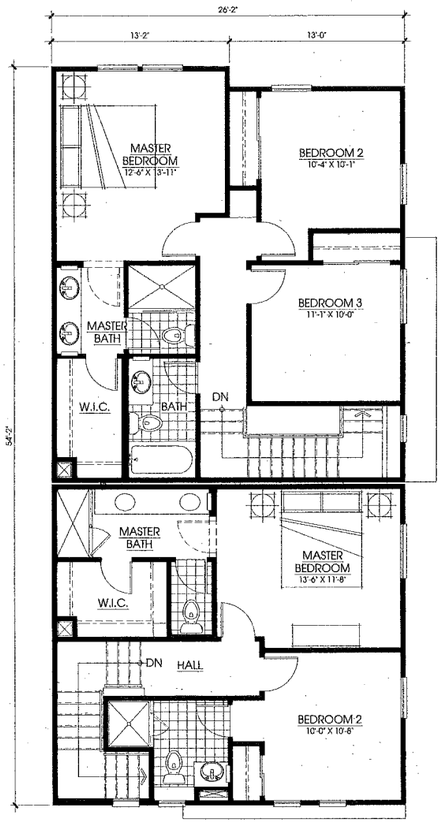
5	5TH PD Zoning submittal	11/09/07	CEA



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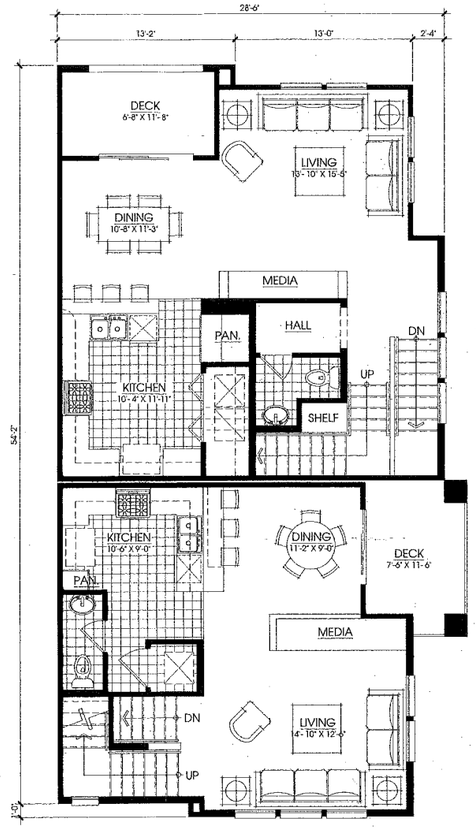
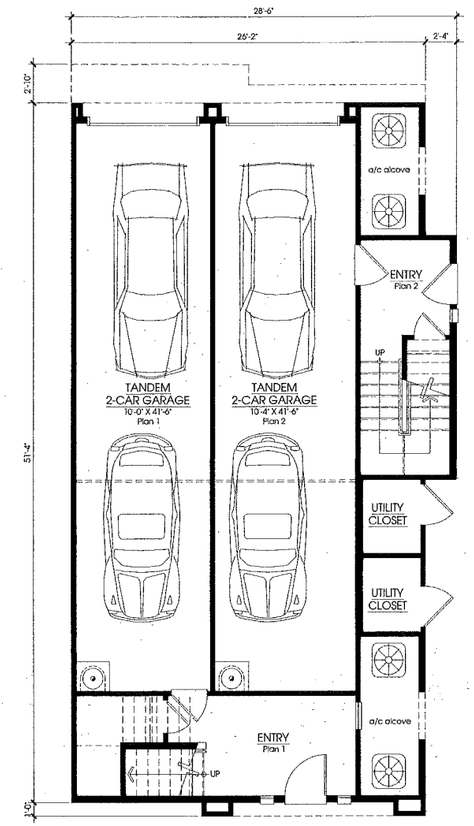


SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 1:	FIRST:	172 S.F.
	SECOND:	581 S.F.
	THIRD:	543 S.F.
	TOTAL:	1296 S.F.
PLAN 2:	FIRST:	134 S.F.
	SECOND:	699 S.F.
	THIRD:	712 S.F.
	TOTAL:	1545 S.F.

P E P P E R L A N E T O W N H O M E S

san jose CA

general development plan – exhibit "C"

applicant:

Pulte Homes

consultants:

architect:
ktgyGROUP

civil engineering:
CEA Associates

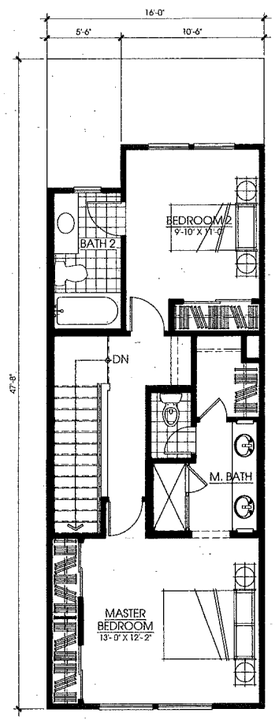
landscape:
vanderToolen

vanderToolen associates
vTa

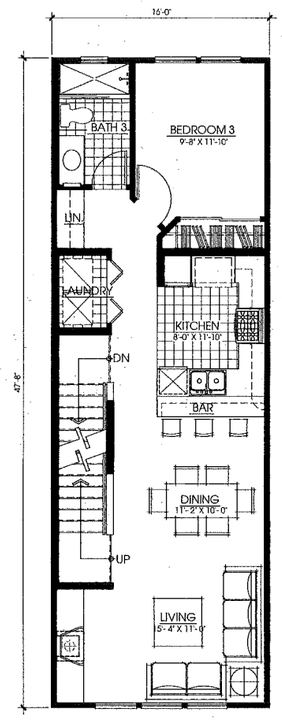
UNIT PLAN 1
UNIT PLAN 2

0 2 4 8

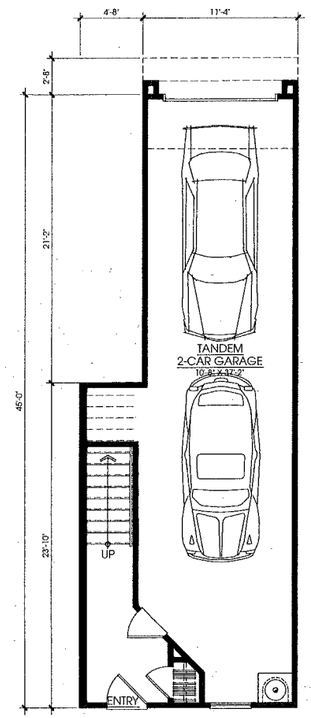
#	REVISIONS	DATE	BY
1	1ST PD Zoning submittal	08/25/06	CEA
2	2ND PD Zoning submittal	02/23/07	CEA
3	3RD PD Zoning submittal	05/10/07	CEA
4	4RD PD Zoning submittal	09/21/07	CEA
5	5TH PD Zoning submittal	11/09/07	CEA



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3:

FIRST:	109 S.F.
SECOND:	734 S.F.
THIRD:	584 S.F.
TOTAL:	1427 S.F.

P E P P E R L A N E T O W N H O M E S

applicant:

Pulte Homes

consultants:

architect:
ktgyGROUP

civil engineering:
CEA Associates

landscape:
vanderToolen

vanderToolen associates

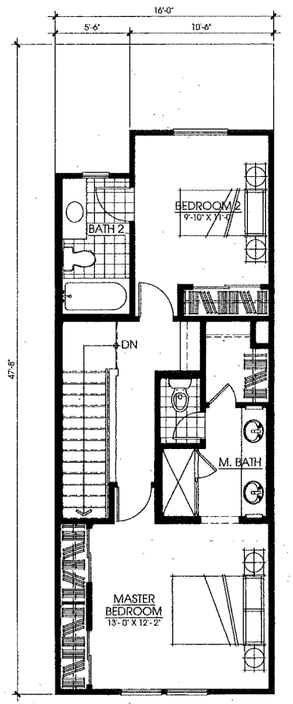
san jose CA

general development plan - exhibit "C"

UNIT PLAN 3

0 4 2 8

#	REVISIONS	DATE	BY
1	1ST PD Zoning submittal	08/25/06	CEA
2	2ND PD Zoning submittal	02/23/07	CEA
3	3RD PD Zoning submittal	05/10/07	CEA
4	4RD PD Zoning submittal	09/21/07	CEA
5	5TH PD Zoning submittal	11/09/07	CEA



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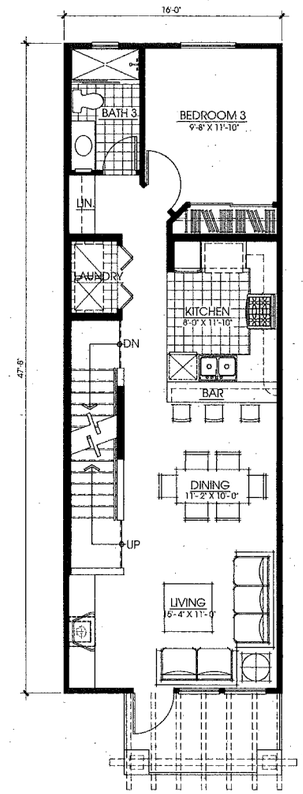

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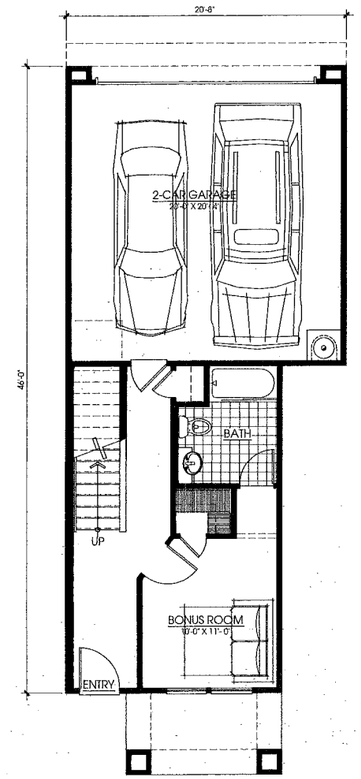


FIRST FLOOR PLAN

PLAN 4:

FIRST:	389 S.F.
SECOND:	719 S.F.
THIRD:	584 S.F.
TOTAL:	1692 S.F.

P E P P E R L A N E T O W N H O M E S

san jose CA

general development plan - exhibit "C"

applicant:

Pulte Homes

consultants:

architect:
ktgyGROUP

civil engineering:
CEA Associates

landscape:
vanderToolen

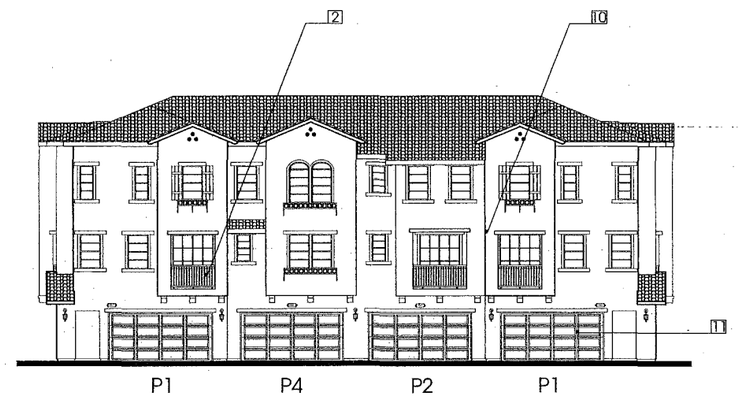
vanderToolen associates

UNIT PLAN 4

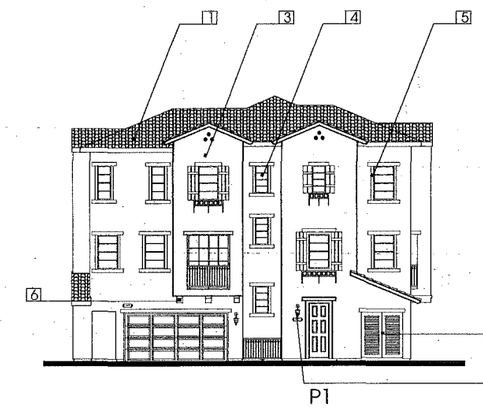
0 4
2 8

#	REVISIONS	DATE	BY
1	1ST PD Zoning submittal	08/25/06	CEA
2	2ND PD Zoning submittal	02/23/07	CEA
3	3RD PD Zoning submittal	05/10/07	CEA
4	4RD PD Zoning submittal	09/21/07	CEA
5	5TH PD Zoning submittal	11/09/07	CEA

FRONT ELEVATION



REAR ELEVATION



TYP. SIDE ELEVATION

MATERIALS

1. CONCRETE "S" TILE ROOF
2. METAL RAIL
3. STUCCO
4. VINYL WINDOWS
5. 4" PLASTER TRIM
6. STUCCO CORBELS
7. POT SHELVES
8. SHUTTERS
9. LIGHT FIXTURE @ ENTRY / ILLUMINATING ADDRESS LABEL
10. 8" SQ. WOOD POST @ DECK
11. METAL GARAGE DOOR
12. UTILITY DOORS
13. 8" FASCIA

PEPPER LANE TOWNHOMES

applicant:

Pulte Homes

consultants:

architect:
ktgyGROUP

civil engineering:
CEA Associates

landscape:
vanderToolen

san jose CA

general development plan - exhibit "C"

6 UNIT BUILDING ELEVATIONS

0 8 4 16

#	REVISIONS	DATE	BY
1	1ST PD Zoning submittal	08/25/06	CEA
2	2ND PD Zoning submittal	02/23/07	CEA
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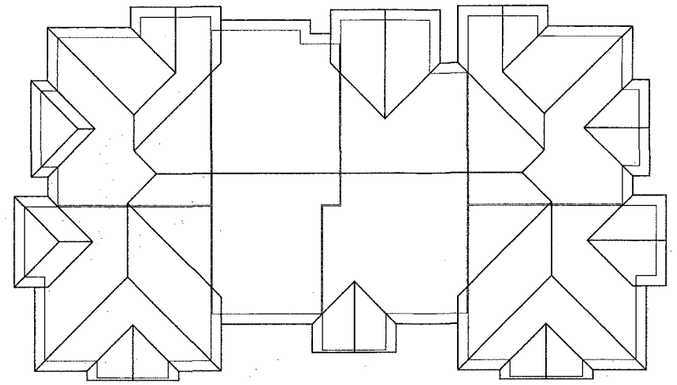
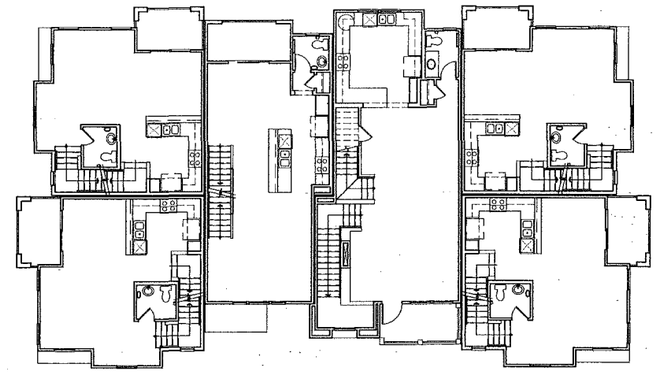
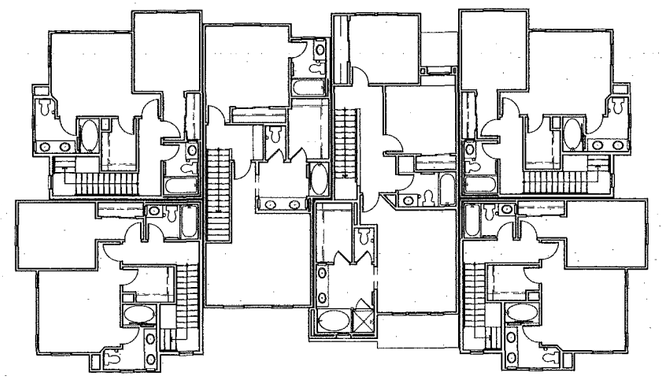
5	5TH PD Zoning submittal	11/09/07	CEA



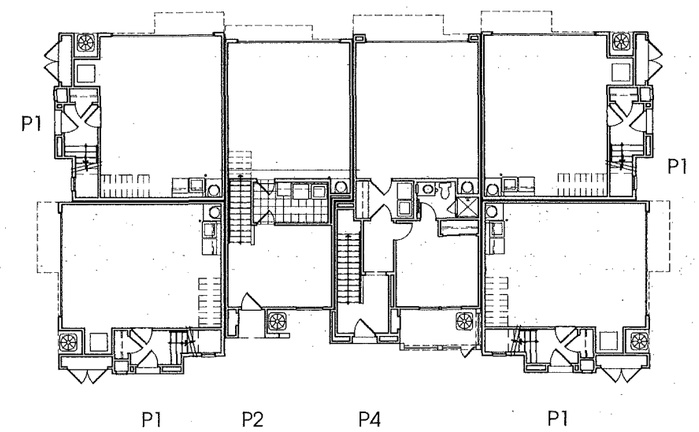
THIRD FLOOR PLAN
MAIN PITCH - 5:12



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

P E P P E R L A N E T O W N H O M E S

san jose CA

general development plan - exhibit "C"

applicant:

Pulte Homes

consultants:

architect:
ktgyGROUP

civil engineering:
CEA Associates

landscape:
vanderToolen

6 UNIT BUILDING

0 8 4 16

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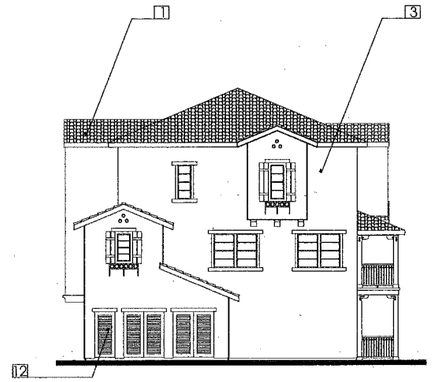
5	5TH PD Zoning submittal	11/09/07	CEA



RIGHT SIDE ELEVATION

FRONT ELEVATION

LEFT SIDE ELEVATION

REAR ELEVATION

MATERIALS

1. CONCRETE "S" TILE ROOF
2. METAL RAIL
3. STUCCO
4. VINYL WINDOWS
5. 4" PLASTER TRIM
6. STUCCO CORBELS
7. POT SHELVES
8. SHUTTERS
9. LIGHT FIXTURE @ ENTRY / ILLUMINATING ADDRESS LABEL
10. 8" SQ. WOOD POST @ DECK
11. METAL GARAGE DOOR
12. UTILITY DOORS
13. 8" FASCIA

P E P P E R L A N E T O W N H O M E S

applicant:

Pulte Homes

consultants:

architect:
ktgyGROUP

civil engineering:
CEA Associates

landscape:
vanderToolen

vanderToolen associates

san jose CA

general development plan - exhibit "C"

7 UNIT BUILDING ELEVATIONS

0 8 4 16

#	REVISIONS	DATE	BY
1	1ST PD Zoning submittal	08/25/06	CEA
2	2ND PD Zoning submittal	02/23/07	CEA
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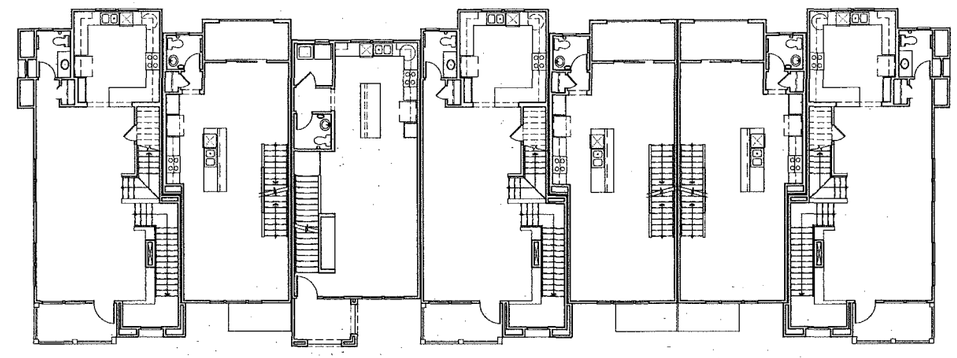
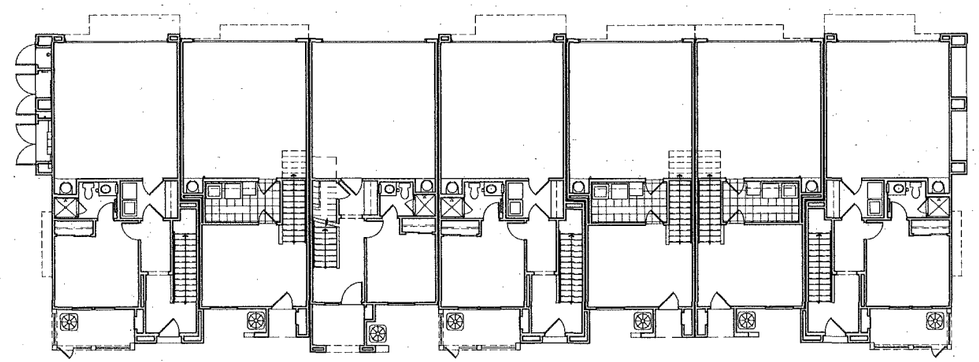
5	5TH PD Zoning submittal	11/09/07	CEA



SECOND FLOOR PLAN



P4 P2 P3 P4 P2 P2 P4

FIRST FLOOR PLAN

P E P P E R L A N E T O W N H O M E S

san jose CA

general development plan - exhibit "C"

applicant:

Pulte Homes

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civil engineering:
CEA Associates

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vanderToolen

7 UNIT BUILDING

0 8 4 16

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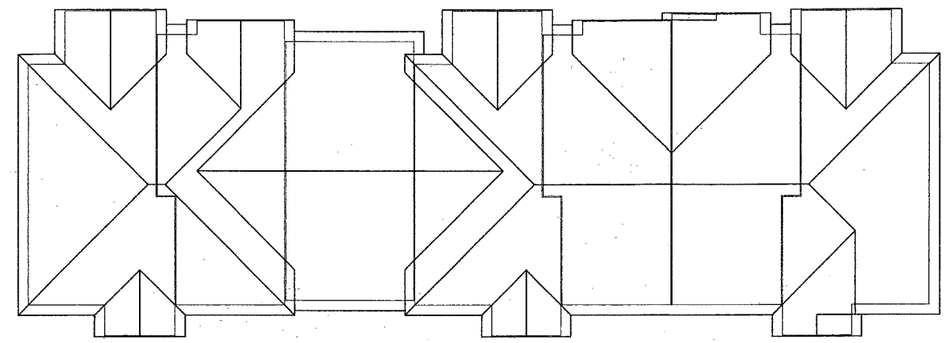
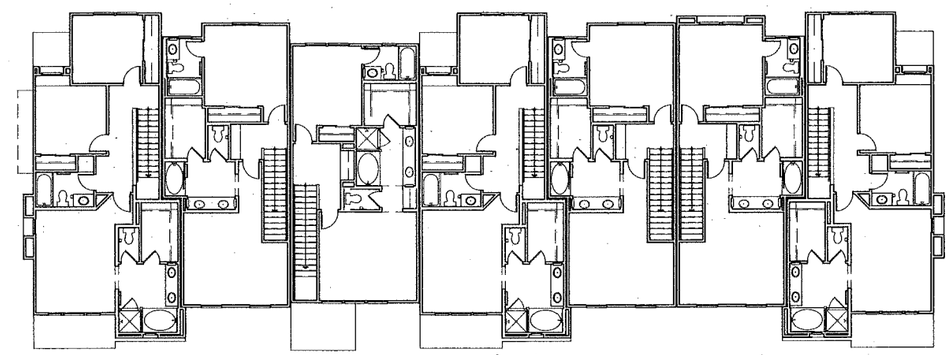


ROOF PLAN
MAIN PITCH - 5:12



P4 P2 P3 P4 P2 P2 P4

THIRD FLOOR PLAN

P E P P E R L A N E T O W N H O M E S

san jose CA

general development plan - exhibit "C"

applicant:

Pulte Homes

consultants:

architect:
ktgyGROUP

civil engineering:
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landscape:
vanderToolen

vanderToolen associates

7 UNIT BUILDING

0 8
4 16

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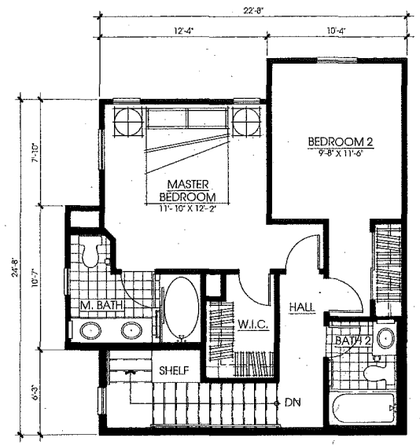
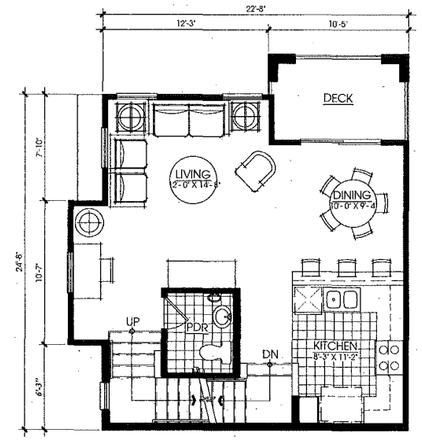
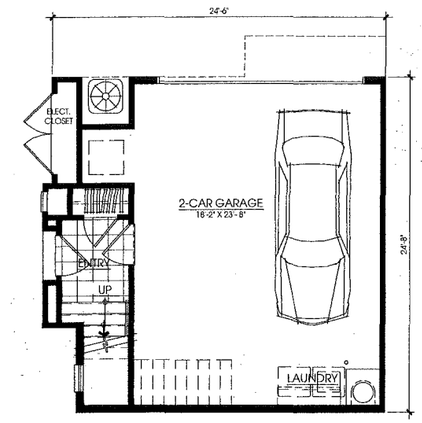


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 1:	FIRST:	126 S.F.
	SECOND:	546 S.F.
	THIRD:	545 S.F.
	TOTAL:	1217 S.F.
	GARAGE:	475 S.F.
	DECK:	63 S.F.

P E P P E R L A N E T O W N H O M E S

san jose CA

general development plan - exhibit "C"

applicant:

Pulte Homes

consultants:

architect:
ktgyGROUP

civil engineering:
CEA Associates

landscape:
vanderToolen

UNIT PLAN 1

0 4
2 8

#	REVISIONS	DATE	BY
1	1ST PD Zoning submittal	08/25/06	CEA
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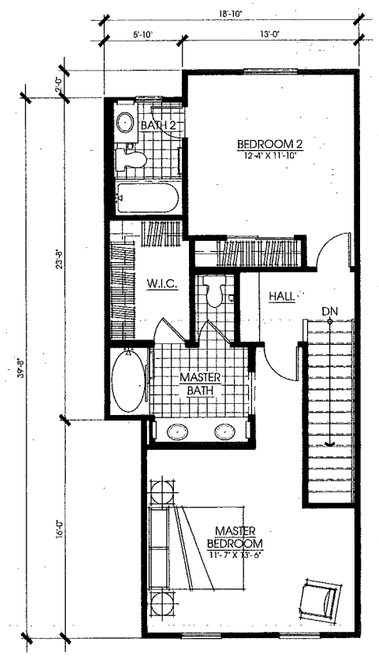
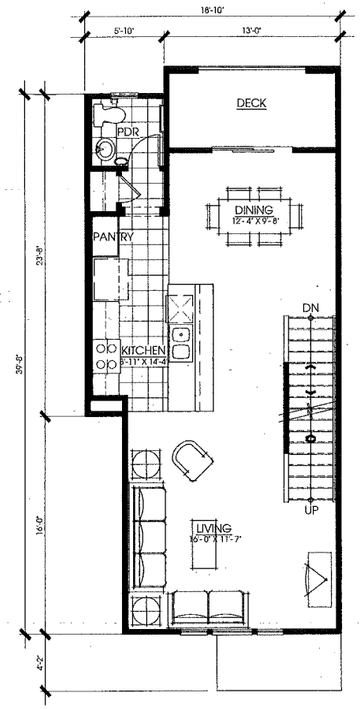
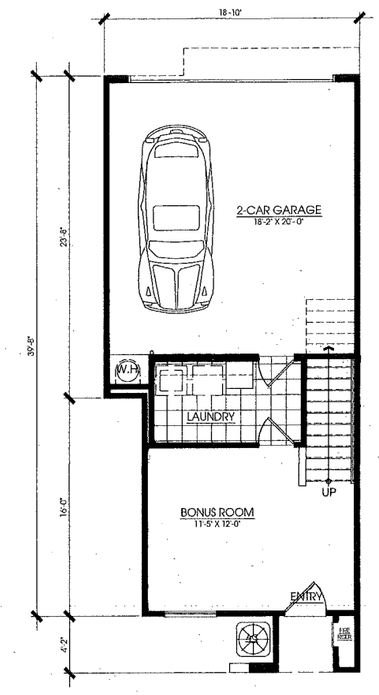


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2:	FIRST:	322 S.F.
	SECOND:	649 S.F.
	THIRD:	676 S.F.
	TOTAL:	1647 S.F.
	GARAGE:	393 S.F.
	DECK:	63 S.F.

P E P P E R L A N E T O W N H O M E S

san jose CA

general development plan - exhibit "C"

applicant:

Pulte Homes

consultants:

architect:
ktgyGROUP

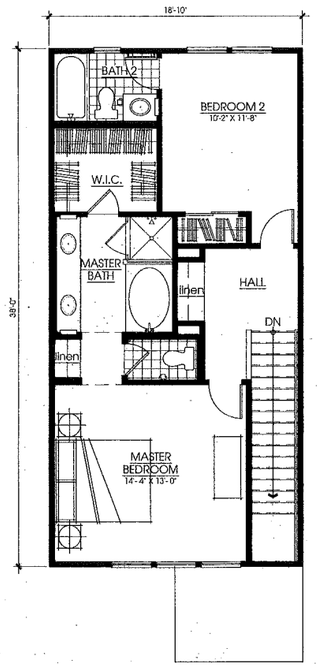
civil engineering:
CEA Associates

landscape:
vanderToolen

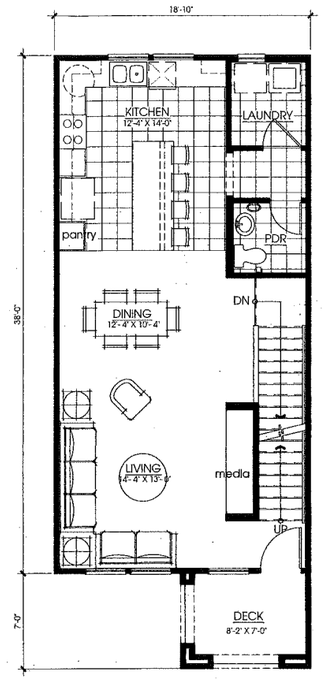
UNIT PLAN 2

0 4 2 8

#	REVISIONS	DATE	BY
1	1ST PD Zoning submittal	08/25/06	CEA
2	2ND PD Zoning submittal	02/23/07	CEA
3	3RD PD Zoning submittal	05/10/07	CEA
4	4RD PD Zoning submittal	09/21/07	CEA
5	5TH PD Zoning submittal	11/09/07	CEA



THIRD FLOOR PLAN



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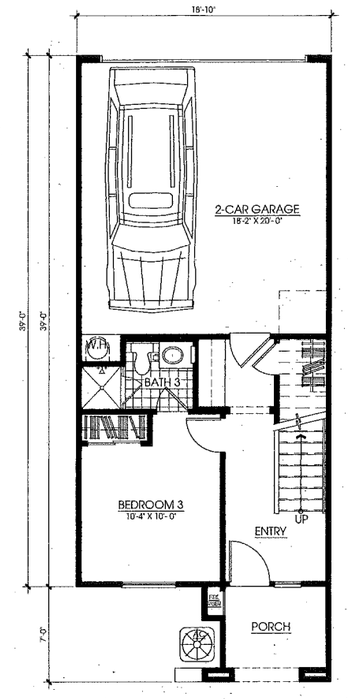


FIRST FLOOR PLAN

PLAN 3:	FIRST:	355 S.F.
	SECOND:	697 S.F.
	THIRD:	650 S.F.
	TOTAL:	1702 S.F.
	GARAGE:	393 S.F.
	DECK:	61 S.F.

P E P P E R L A N E T O W N H O M E S

applicant:

Pulte Homes

consultants:

architect:
ktgyGROUP

civil engineering:
CEA Associates

landscape:
vanderToolen

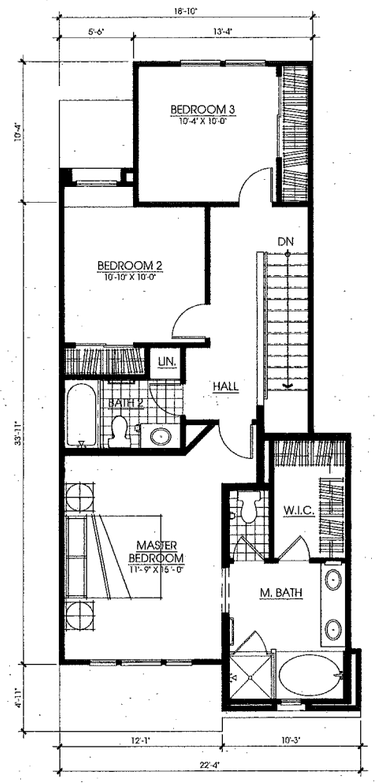
san jose CA

general development plan - exhibit "C"

UNIT PLAN 3

0 2 4 8

#	REVISIONS	DATE	BY
1	1ST PD Zoning submittal	08/25/06	CEA
2	2ND PD Zoning submittal	02/23/07	CEA
3	3RD PD Zoning submittal	05/10/07	CEA
4	4RD PD Zoning submittal	09/21/07	CEA



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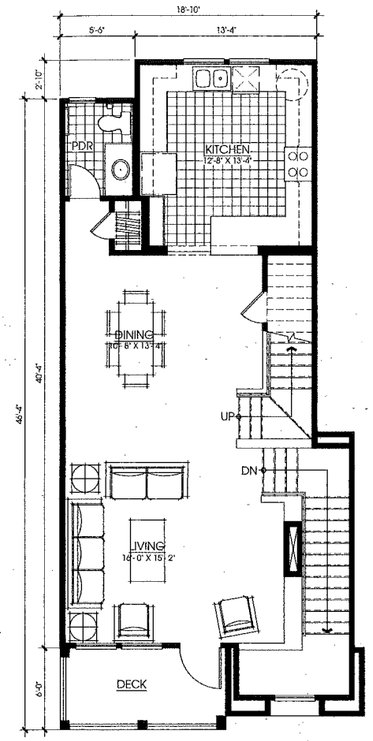
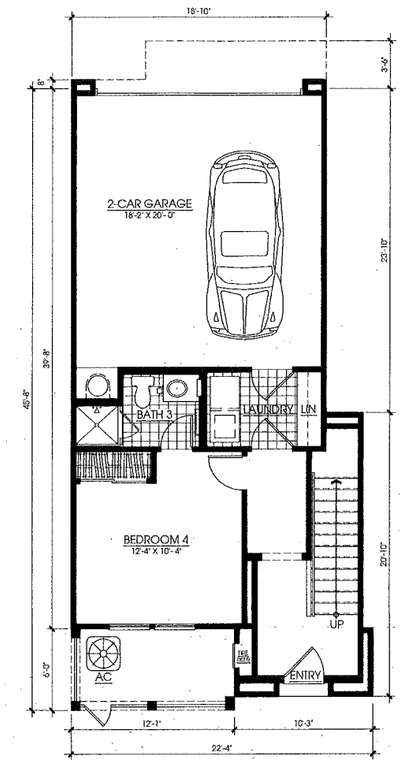


SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 4:		
	FIRST:	430 S.F.
	SECOND:	774 S.F.
	THIRD:	799 S.F.
	TOTAL:	2003 S.F.
	GARAGE:	384 S.F.
	DECK:	68 S.F.

P E P P E R L A N E T O W N H O M E S

applicant:

Pulte Homes

consultants:

architect:
ktgyGROUP

civil engineering:
CEA Associates

landscape:
vanderToolen

vanderToolen associates

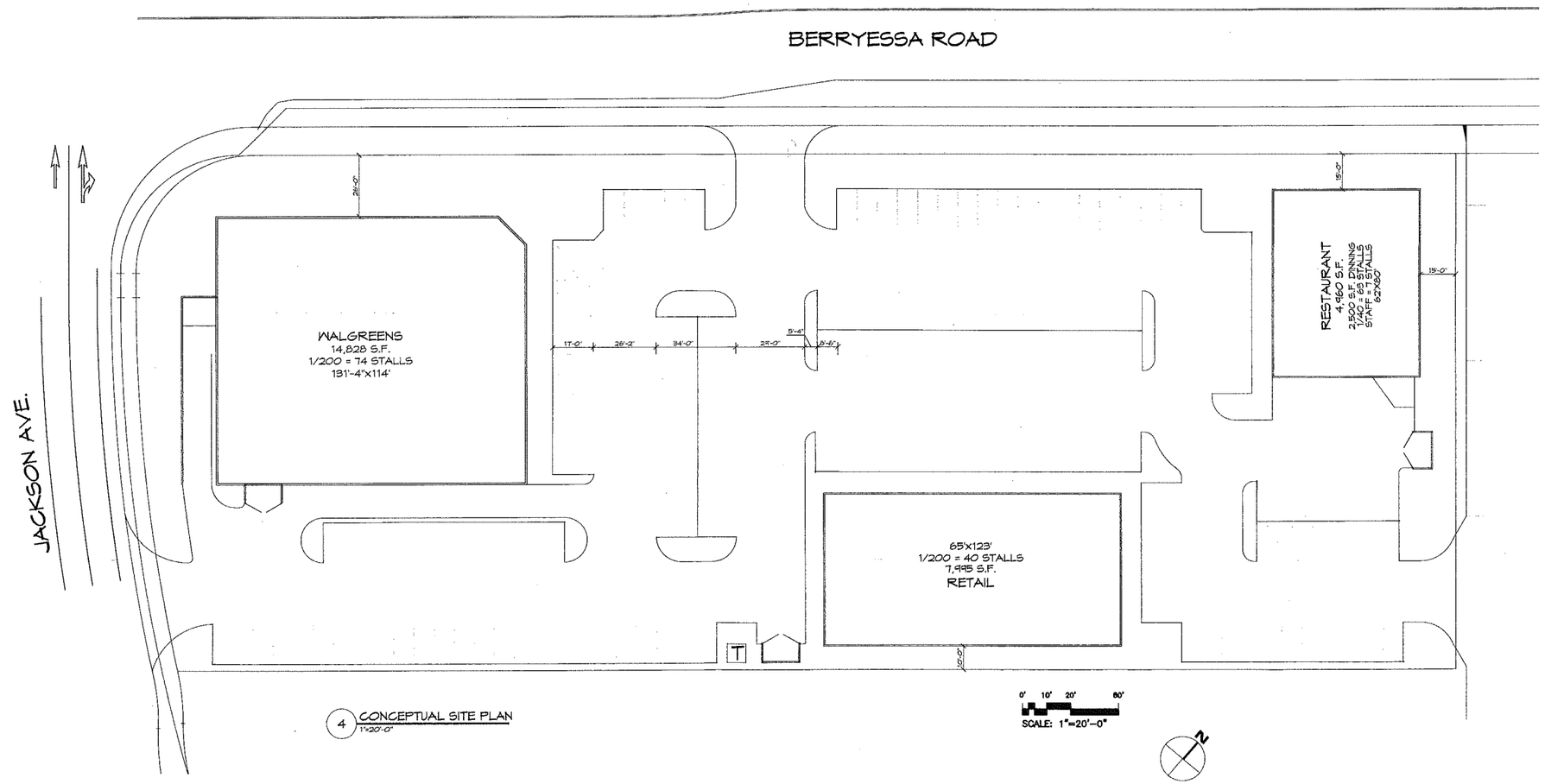
san jose CA

general development plan - exhibit "C"

UNIT PLAN 4

0 2 4 8

#	REVISIONS	DATE	BY
1	1ST PD Zoning submittal	08/25/06	CEA
2	2ND PD Zoning submittal	02/23/07	CEA
3	3RD PD Zoning submittal	05/10/07	CEA
4	4RD PD Zoning submittal	09/21/07	CEA

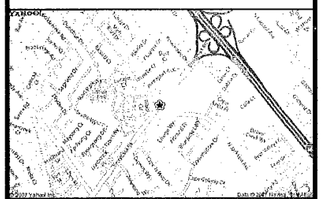


4 CONCEPTUAL SITE PLAN
1"=20'-0"

PEPPER LANE RETAIL

BERRYESSA RD. & N. JACKSON AVE.

DEVCON CONSTRUCTION INCORPORATED
690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic. #399163



GENERAL NOTES:
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REVISIONS

NO.	DATE	DESCRIPTION	BY

GENERAL DEVELOPMENT PLAN EXHIBIT 'C'
CONCEPTUAL
RETAIL SITE PLAN

JOB NO. 66-880	SHEET NO.
DATE: 9-21-07	5.14
DRAWN: JK	
CHECKED:	
ISSUE:	OF SHEETS

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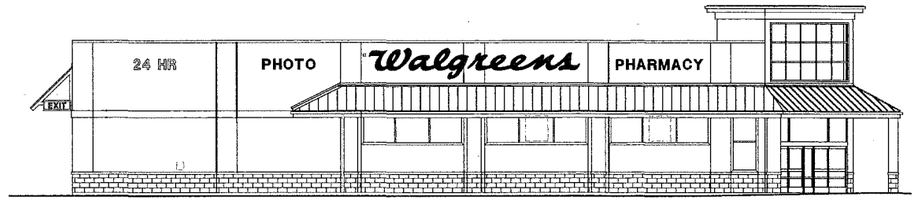
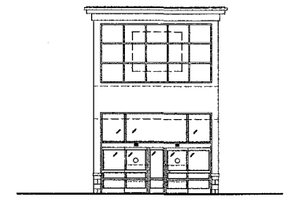
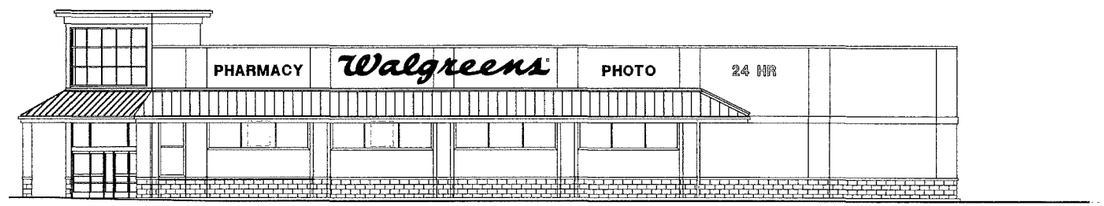


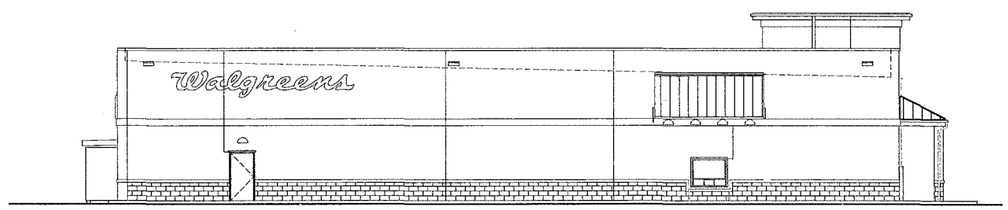
1 EAST ELEVATION
1/8" = 1'-0"



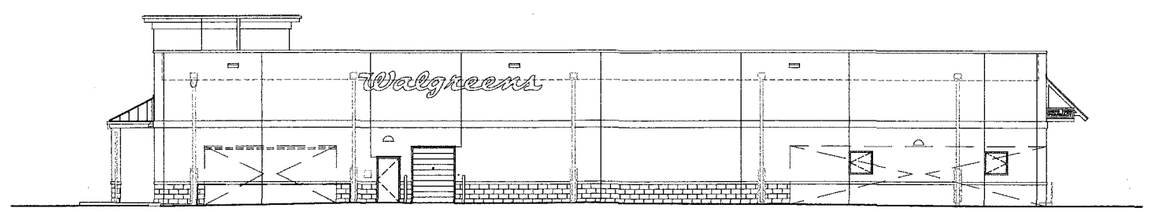
5 FRONT TOWER ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

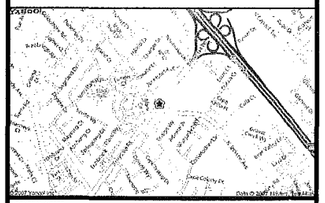
BULLNOSE @ DRIVE--
THRU WINDOW

PEPPER LANE RETAIL

BERRYESSA RD. & N. JACKSON AVE.

DEVCON CONSTRUCTION INCORPORATED

690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic. #399163



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REVISIONS

NO.	DATE	DESCRIPTION	BY

GENERAL DEVELOPMENT PLAN EXHIBIT 'C'

CONCEPTUAL
WALGREENS ELEVATIONS

JOB NO. 66-880	SHEET NO.
DATE: 9-21-07	5.15
DRAWN: JK	
CHECKED:	
ISSUE:	OF SHEETS

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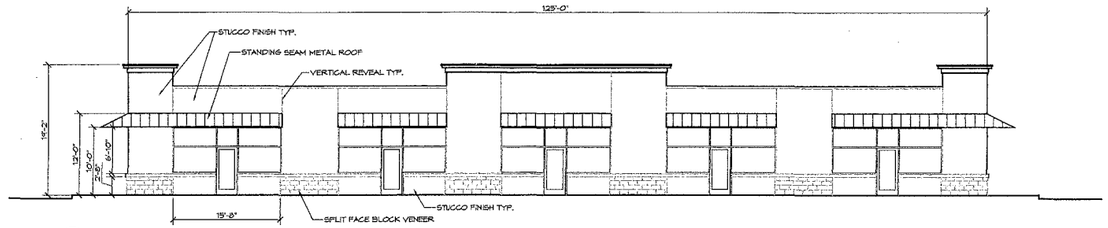
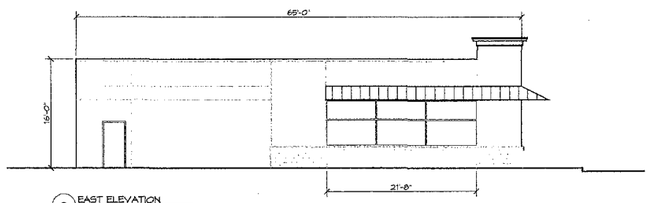


1 NORTH ELEVATION
1/8"=1'-0"



2 EAST ELEVATION
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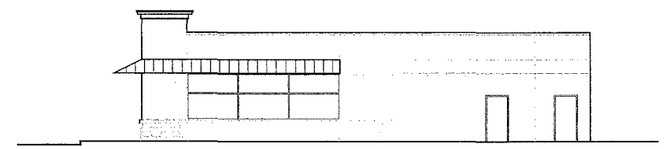
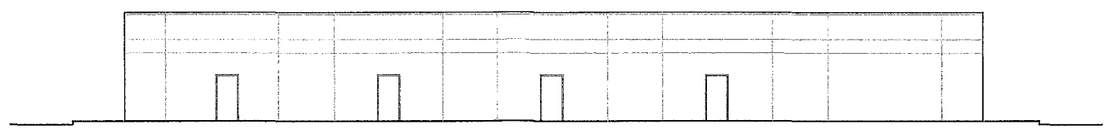


3 WEST ELEVATION
1/8"=1'-0"



4 SOUTH ELEVATION
1/8"=1'-0"

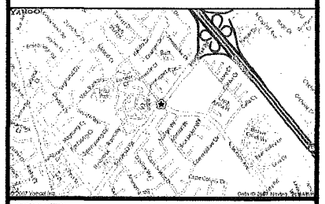
0 4' 8' 16'
SCALE: 1/8"=1'-0"

PEPPER LANE RETAIL

BERRYESSA RD. & N. JACKSON AVE.

DEVCON CONSTRUCTION INCORPORATED

690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic. #399163



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GENERAL DEVELOPMENT PLAN EXHIBIT 'C'

CONCEPTUAL RETAIL ELEVATIONS

JOB NO. 66-680	SHEET NO.
DATE: 9-21-07	5.16
DRAWN: JK	
CHECKED:	
ISSUE:	OF SHEETS

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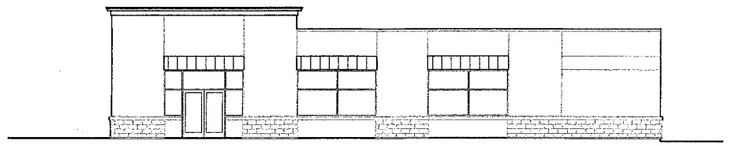
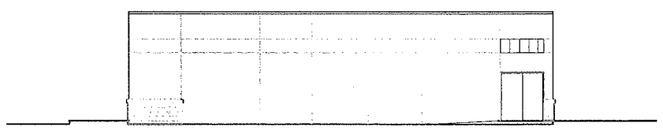
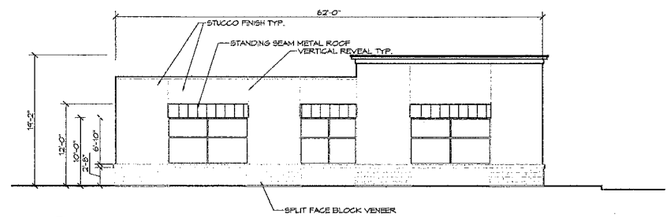


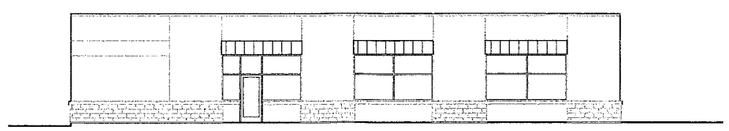
1 WEST ELEVATION
1/8"=1'-0"



2 SOUTH ELEVATION
1/8"=1'-0"



3 NORTH ELEVATION
1/8"=1'-0"



4 EAST ELEVATION
1/8"=1'-0"

PEPPER LANE RETAIL

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DEVCON CONSTRUCTION INCORPORATED
690 Gibraltar Drive
Milpitas, California 95035
(408)942-8200 Lic. #399163

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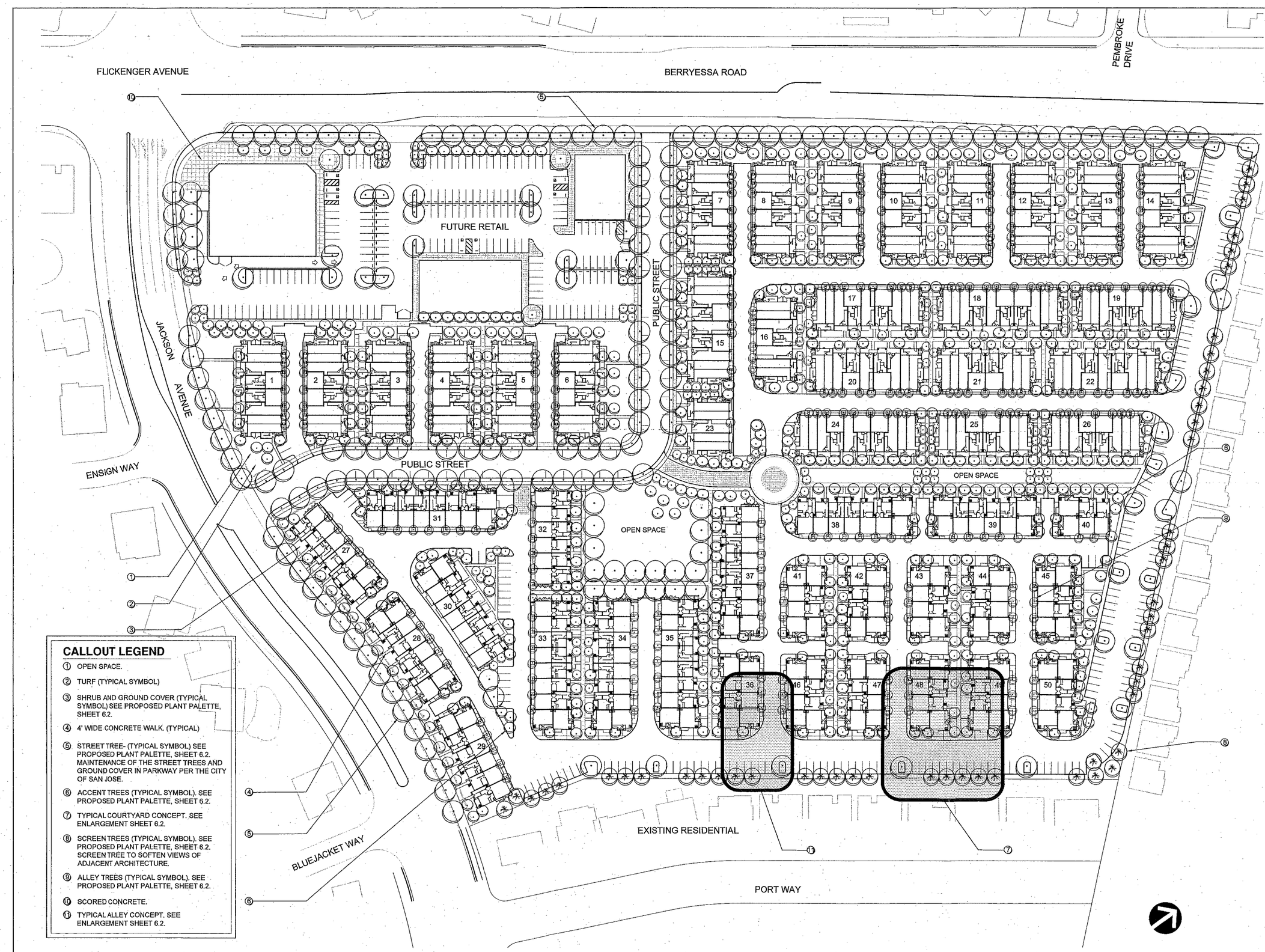
NO.	DATE	DESCRIPTION	BY

GENERAL DEVELOPMENT PLAN EXHIBIT 'C'

CONCEPTUAL RESTAURANT ELEVATIONS

JOB NO. 66-880	SHEET NO.
DATE: 9-21-07	5.17
DRAWN: JK	
CHECKED:	
ISSUE:	OF SHEETS

166-880 Pepper Lane\Pepper Lane9.dwg, 9/20/2007 1:27:41 PM, jkwight, 12:12



CALLOUT LEGEND

1. OPEN SPACE.
2. TURF (TYPICAL SYMBOL)
3. SHRUB AND GROUND COVER (TYPICAL SYMBOL) SEE PROPOSED PLANT PALETTE, SHEET 6.2.
4. 4' WIDE CONCRETE WALK. (TYPICAL)
5. STREET TREE- (TYPICAL SYMBOL) SEE PROPOSED PLANT PALETTE, SHEET 6.2. MAINTENANCE OF THE STREET TREES AND GROUND COVER IN PARKWAY PER THE CITY OF SAN JOSE.
6. ACCENT TREES (TYPICAL SYMBOL). SEE PROPOSED PLANT PALETTE, SHEET 6.2.
7. TYPICAL COURTYARD CONCEPT. SEE ENLARGEMENT SHEET 6.2.
8. SCREEN TREES (TYPICAL SYMBOL). SEE PROPOSED PLANT PALETTE, SHEET 6.2. SCREEN TREE TO SOFTEN VIEWS OF ADJACENT ARCHITECTURE.
9. ALLEY TREES (TYPICAL SYMBOL). SEE PROPOSED PLANT PALETTE, SHEET 6.2.
10. SCORED CONCRETE.
11. TYPICAL ALLEY CONCEPT. SEE ENLARGEMENT SHEET 6.2.

NO.	DATE	REVISIONS	BY
△			
△			
△			
△			
△			

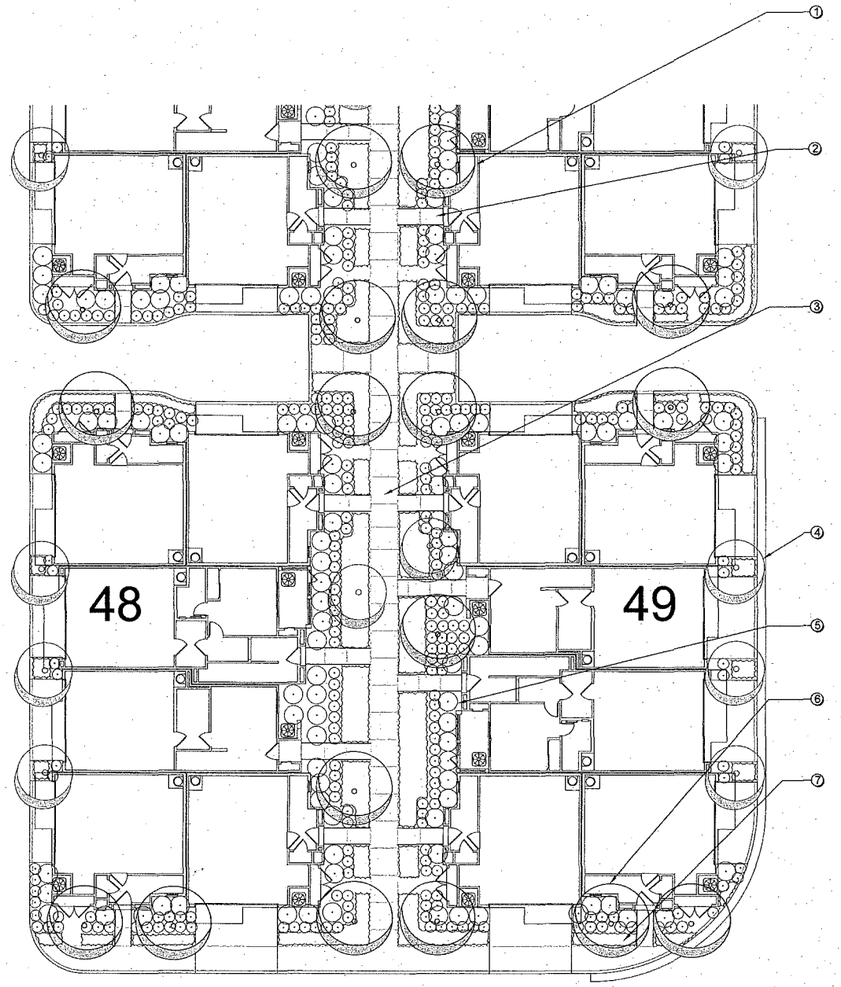
vanderToolen associates
LANDSCAPE ARCHITECTS
855 Bordeaux Way, Ste. 240
Napa CA 94558
tel: 707 224 2299
fax: 707 224 6821
vta@vtanapa.com

PREPARED FOR:

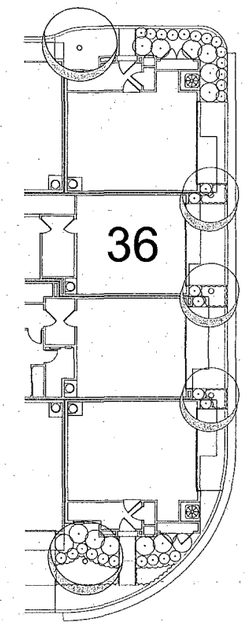
Pulte Homes
6210 Stoneridge Mall Road, 5th Floor
Pleasanton, California 94566
Phone 925/249-3200 Fax 925/485-0291

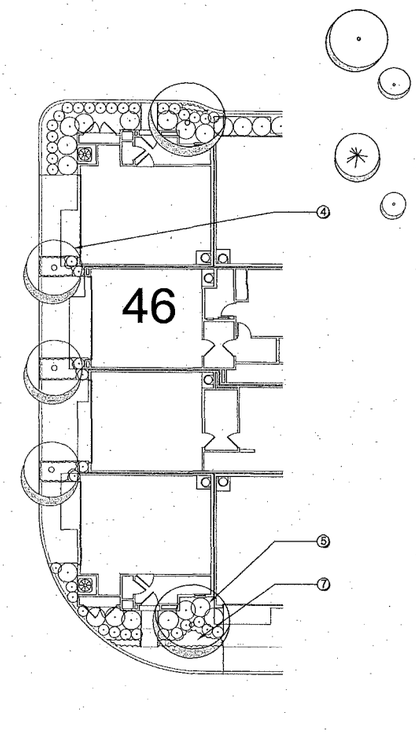
GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
CONCEPTUAL LANDSCAPE PLAN
SAN JOSE CALIFORNIA

Date	11-9-07
Scale	1"=40'- 0"
Drawn	EL
Designed	RD
Job	84707
Sheet	6.1



TYPICAL COURTYARD CONCEPT
SCALE: 1" = 10'-0"

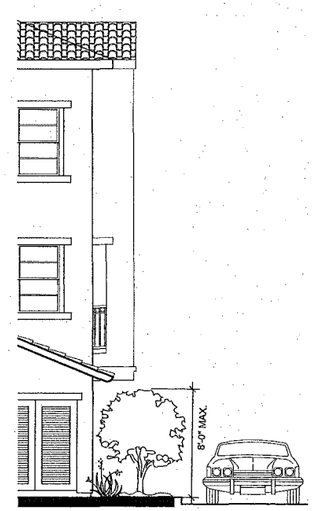




TYPICAL ALLEY CONCEPT
SCALE: 1" = 10'-0"

CALLOUT LEGEND

1. ACCENT TREES - SEE PROPOSED PLANT PALETTE.
2. 4' WIDE CONCRETE ENTRY WALKWAY (TYPICAL).
3. 4' WIDE CONCRETE COURTYARD WALKWAY (TYPICAL).
4. ALLEY TREES - SEE PROPOSED PLANT PALETTE.
5. SHRUBS (TYPICAL SYMBOL)- SEE PROPOSED PLANT PALETTE
6. STREET TREES- SEE PROPOSED PLANT PALETTE.
7. GROUNDCOVER- SEE PROPOSED PLANT PALETTE.



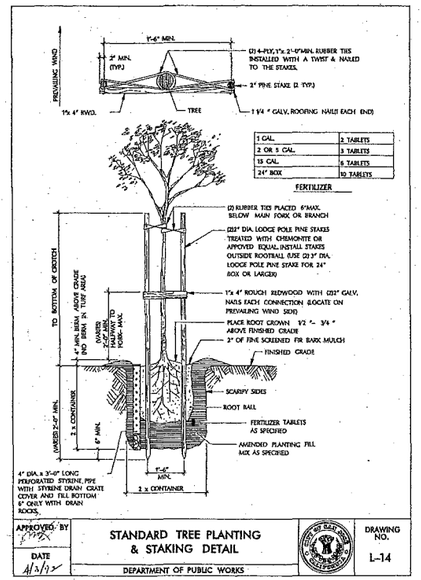
SECTION
SCALE: 1" = 4'-0"

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MIN. CONTAINER SIZE	SPACING
STREET TREES			
GINKGO BILOBA 'FAIRMONT'	MAIDENHAIR TREE	24" BOX	25' O.C.
PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE	24" BOX	25' O.C.
PYRUS CALLERYANA 'NEW BRADFORD'	FLOWERING PEAR	24" BOX	25' O.C.
ACCENT TREES			
ARBUTUS 'MARINA'	NCN	24" BOX	N/A
MAGNOLIA GRANDIFLORA 'SAINT MARY'	SOUTHERN MAGNOLIA	24" BOX	N/A
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	24" BOX	N/A
LAGERSTROEMIA FAURIEI	CRAPE MYRTLE	24" BOX	N/A
MELALEUCA QUINQUENERVIA	PAPERBARK TREE	24" BOX	N/A
EVERGREEN SCREEN TREES			
PITTOSPORUM UNDULATUM	VICTORIAN BOX	24" BOX	N/A
SEQUOIA S. 'APTOS BLUE'	COAST REDWOOD	24" BOX	N/A
MELALEUCA QUINQUENERVIA	PAPERBARK TREE	24" BOX	
PRUNUS CAROLINIANA	NCN	24" BOX	
ALLEY TREES			
ERIOBOTRYA DEFLEXA - STD.	BRONZE LOQUAT - STANDARD	24" BOX	N/A
RHAPHIOLEPIS 'MAJESTIC BEAUTY'- STD.	MAJESTIC BEAUTY- STANDARD	24" BOX	N/A
PRUNUS CAROLINIANA	NCN	24" BOX	
SHRUBS			
ARCTOSTAPHYLOS SP.	MANZANITA	5 GALLON	4' O.C.
ARTEMESIA 'POWIS CASTLE'	WORMWOOD	5 GALLON	4' O.C.
BERBERIS SP.	JAPANESE BARBERRY	5 GALLON	3' O.C.
CAREX SPP.	NCN	1 GALLON	
CEANOTHUS SP.	WILD LILAC	5 GALLON	5' O.C.
CHONDROPETALUM TECTORUM	RUSH	1 GALLON	3' O.C.
CISTUS SP.	ROCK ROSE	5 GALLON	4' O.C.
COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5 GALLON	3' O.C.
DIETES SP.	FORTNIGHT LILY	5 GALLON	3' O.C.
GARDENIA SP.	GARDENIA	5 GALLON	4' O.C.
GAURA LINDHEIMERI	GAURA	5 GALLON	4' O.C.
GREVILLEA SP.	GREVILLEA	5 GALLON	18" O.C.
HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILLY	5 GALLON	3' O.C.
LAVANDULA SP.	LAVENDER	5 GALLON	3' O.C.
LEPTOSPERMUM SCOPARIUM	TEA TREE	5 GALLON	3' O.C.
NANDINA D. 'HARBOR DWARF'	HARBOR DWARF NANDINA	5 GALLON	2' O.C.
NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	5 GALLON	4' O.C.
NEPETA 'SOUHILLS GIANT'	CAT MINT	1 GALLON	3' O.C.
PHORMIUM SPP.	NEW ZEALAND FLAX	5 GALLON	5' O.C.
PITTOSPORUM T. 'VARIEGATA'	VARIEGATED PITTOSPORUM	5 GALLON	5' O.C.
PITTOSPORUM T. 'WHEELERS DWARF'	DWARF PITTOSPORUM	5 GALLON	3' O.C.
RUMOHRA ADIANTIFORMIS	LEATHERLEAF FERN	5 GALLON	3' O.C.
RHAPHIOLEPIS SP.	INDIA HAWTHORN	5 GALLON	4' O.C.
SPIRAEA JAPONICA	SPIRAEA	5 GALLON	3' O.C.
SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	5 GALLON	3' O.C.
TEUCRIUM SP.	GERMANDER	5 GALLON	4' O.C.
VIBURNUM T. 'SPRING BOUQUET'	LAURUSTINUS	5 GALLON	4' O.C.
XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	5 GALLON	3' O.C.
JUNCUS PATENS	CAPE RUSH	5 GALLON	
VINES / ESPALIERS			
DISTICTUS BUCCINATORIA	BLOOD-RED TRUMPET VINE	5 GALLON	
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GALLON	
ROSA SP.	CLIMBING ROSE	5 GALLON	
GROUNDCOVERS			
FRAGARIA CHILOENSIS	WILD STRAWBERRY	1 GALLON	
GAZANIA 'WHITE'	CLUMPING WHITE GAZANIA	1 GALLON	
MYOPORUM PARVIFOLIUM SCAVEOLA'	NCN	1 GALLON	
'MAUVE CLUSTERS'	SCAVEOLA	1 GALLON	
TRACHELOSPERMUM ASIATICUM	JASMINE	1 GALLON	
TURF			
TALL FESCUE BLEND		SOD ROLLS	

IRRIGATION NOTE:

ALL IMPROVED LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC CONTROLLED, WATER EFFICIENT IRRIGATION SYSTEM, UTILIZING LOW PRECIPITATION RATE TECHNOLOGIES.
THE DESIGN WILL BE IN COMPLIANCE WITH THE CITY OF SAN JOSE WATER EFFICIENCY STANDARDS AND GUIDELINES.



APPROVED BY	STANDARD TREE PLANTING & STAKING DETAIL	DRAWING NO.
DATE 4/12/07	DEPARTMENT OF PUBLIC WORKS	L-14

CITY OF SAN JOSE STREET TREE PLANTING DETAIL

REVISIONS

NO.	DATE	BY

vanderTodian associates
LANDSCAPE ARCHITECTS
855 Bordeaux Way, Ste. 240
Napa CA 94558
tel: 707 224 2299
fax: 707 224 6821
vta@vtalandscape.com

PREPARED FOR:

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6210 Stoneridge Mall Road, 5th Floor
Pleasanton, California 94588
Phone 925/426-3600 Fax 925/485-0281

GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
CONCEPTUAL LANDSCAPE PLAN
SAN JOSE CALIFORNIA

Date	11-09-07
Scale	VARIES
Drawn	EL
Designed	RD
Job	84707
Sheet	6.2